

Public Document Pack



Department of Corporate Services

Members of Council

Committee Secretariat

Legal and Democratic Services

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Your Ref: AT/Council

Date: 4 December 2017

Dear Councillor

MEETING OF COUNCIL – TUESDAY, 12 DECEMBER 2017

You are requested to attend the meeting of the Council to be held in the Council Chamber - City Hall, Bradford, City Hall, Bradford, on Tuesday, 12 December 2017 at 4.00 pm

The agenda for the meeting is set out overleaf.

Yours sincerely

Parveen Akhtar
City Solicitor

Notes:

- ◆ This agenda can be made available in Braille, large print or tape format.
- ◆ The taking of photographs, filming and sound recording of the meeting is allowed except if Councillors vote to exclude the public to discuss confidential matters covered by Schedule 12A of the Local Government Act 1972. Recording activity should be respectful to the conduct of the meeting and behaviour that disrupts the meeting (such as oral commentary) will not be permitted. Anyone attending the meeting who wishes to record or film the meeting's proceedings is advised to liaise with the Agenda Contact who will provide guidance and ensure that any necessary arrangements are in place. Those present at the meeting should be aware that they may be filmed or sound recorded.

The Council's Fire Bell and Evacuation Procedure requires people to leave the building in an orderly fashion by the nearest exit, should the fire alarm sound. No one will be allowed to stay or return until the building has been checked.

Members are reminded that under the Members' Code of Conduct, they must register within 28 days any changes to their financial and other interests and notify the Monitoring Officer of any gift or hospitality received.

AGENDA

A. PROCEDURAL ITEMS

1. DISCLOSURES OF INTEREST

(Members Code of Conduct - Part 4A of the Constitution)

To receive disclosures of interests from members and co-opted members on matters to be considered at the meeting. The disclosure must include the nature of the interest.

An interest must also be disclosed in the meeting when it becomes apparent to the member during the meeting.

Notes:

- (1) *Members may remain in the meeting and take part fully in discussion and voting unless the interest is a disclosable pecuniary interest or an interest which the Member feels would call into question their compliance with the wider principles set out in the Code of Conduct. Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.*
- (2) *Members in arrears of Council Tax by more than two months must not vote in decisions on, or which might affect, budget calculations, and must disclose at the meeting that this restriction applies to them. A failure to comply with these requirements is a criminal offence under section 106 of the Local Government Finance Act 1992.*
- (3) *Members are also welcome to disclose interests which are not disclosable pecuniary interests but which they consider should be made in the interest of clarity.*
- (4) *Officers must disclose interests in accordance with Council Standing Order 44.*

2. **MINUTES**

Recommended –

That the minutes of the meeting held on 17 October 2017 be signed as a correct record (previously circulated).

(Adrian Tumber – 01274 432435)

3. **APOLOGIES FOR ABSENCE**

4. **WRITTEN ANNOUNCEMENTS FROM THE LORD MAYOR
(Standing Order 4)**

(To be circulated before the meeting).

5. **INSPECTION OF REPORTS AND BACKGROUND PAPERS**

(Access to Information Procedure Rules – Part 3B of the Constitution)

Reports and background papers for agenda items may be inspected by contacting the person shown after each agenda item. Certain reports and background papers may be restricted.

Any request to remove the restriction on a report or background paper should be made to the relevant Strategic Director or Assistant Director whose name is shown on the front page of the report.

If that request is refused, there is a right of appeal to this meeting.

Please contact the officer shown below in advance of the meeting if you wish to appeal.

(Adrian Tumber - 01274 432435)

B. BUSINESS ITEMS

6. **PETITIONS (Standing Order 11)**

To consider up to five requests for the Council to receive petitions in accordance with Standing Orders.

Ward

- (i) Regency Court and Walker Drive – Request to close walkway
Manningham
- (ii) Refuse collection arrangements
Manningham
- (iii) Funding of Duke of Edinburgh Award sessions in Wharfedale
Wharfedale
- (iv) Oastler Road car park
Shipley

- (v) Reducing speeding on Reeve Crescent, Buttershaw
Royds

(Tracey Sugden – 01274 434287)

7. PUBLIC QUESTION TIME (Standing Order 13)

The following question has been received from a member of the public:

“Waltham Forest and Southwark Councils' pension funds have recently taken the decision to divest from fossil fuels. Southwark states that "our action to reduce the carbon exposure of our fund is wholly consistent with our fiduciary duties as pension fund trustees". In addition, Norway's Central Bank has in November advised its government to stop investing its \$1 trillion sovereign wealth fund in fossil fuels because of the financial risk to its investments. What measures is Bradford Council taking to learn from other councils' pension funds, and to protect West Yorkshire Pension Fund members from losing out when fossil fuel investments crash?”

The Lord Mayor will invite Leader of Council (or another nominated Member) to respond.

(Tracey Sugden - 01274 434287)

**8. MEMBERSHIP OF COMMITTEES AND JOINT COMMITTEES
(Standing Order 4)**

To consider any motions (i) to appoint members to a Committee or a Joint Committee; or (ii) to appoint Chairs or Deputy Chairs of Committees (excluding Area Committees).

9. REPORT BY THE LEADER OF COUNCIL

A written report by the Leader of Council giving an update on key issues will be circulated before the start of the meeting. There shall be a period of up to 15 minutes during which any Member of Council may ask the Leader of the Council (or a Member of the Council nominated by the Leader) a question on any matter arising out of the written report.

10. MEMBER QUESTION TIME (Standing Order 12)

To deal with supplementary questions arising from the attached questions of which written notice has been given.

Notes:

- (i) *Answers to written questions shall be circulated at the commencement of the meeting.*

- (ii) *The Lord Mayor will have regard to the list of questions and the political composition of the Council in calling on Members to put their supplementary question to the Leader of Council and Portfolio Holders.*
- (iii) *A period of up to 30 minutes shall be available for supplementary questions to Members of the Executive.*

QUESTIONS TO MEMBERS OF THE EXECUTIVE

1. Councillor Tait

2018 has been named the Year of Engineering. Does the Leader agree with me that science and engineering offer huge value and can benefit our district in all kinds of ways including education, skills and the economy?

2. Councillor Heseltine

Would the Portfolio Holder for Regeneration, Planning & Transport, detail the free parking offer for Christmas shoppers in Bingley and the rest of the district and can she confirm that the Labour Group's Executive, is considering spreading Christmas cheer in years to come, by removing Christmas Parking Concessions from next year?

3. Councillor Fear

To ask the portfolio holder: Once the Council acquires the NCP car park on Hall Ings, will be run as a Council car park, including discounted or free parking for Council staff and elected members?

4. Councillor Warnes

Now that Smart Parking's unlawful signs, cameras and ticketing machines have been removed from the Oastler Road car park near Saltaire, can the Leader of Council please outline what measures Bradford Council is undertaking to ensure that a fully operational car park is re-established at this location and managed responsibly for the benefit of local residents, tourists, shoppers and nearby small businesses?

5. Councillor Aneela Ahmed

Does the Leader have an update on the University of Bradford's bid to set up a medical school?

6. Councillor Mohammad Shabbir

Does the Leader share my major concerns around the misuse of fireworks and related antisocial behaviour that we've seen not just at bonfire night but throughout the year, and how are we supporting the police and fire services to tackle it?

7. Councillor Davies

Given the Baildon sinkhole has now been there for three months and local shops and businesses are severely impacted by the reduction in parking for customers, would the Portfolio Holder for Regeneration, Planning & Transport consider the Council providing compensation in a similar way as utility companies are required to make when roadworks over-run?

8. Councillor Jamil

Will the portfolio holder join me in congratulating Horton Park Primary (in the top 40 state primaries in the country), Ilkley Grammar (the best comprehensive school in the region) and Bradford Grammar School (independent secondary of the year) after their inclusion in the Sunday Times' top schools rankings?

9. Councillor Wainwright

After the Autumn Budget does the Leader agree that the government continues to favour tax cuts for bankers and the rich over proper funding for local government and public services?

10. Councillor Cooke

Would the Leader of the Council confirm whether she considers it to be open and transparent, for a single member of the Council Executive Committee, along with an officer of the Council, to take decisions to purchase properties, without the knowledge or involvement of any other Councillors?

11. Councillor Berry

Can the portfolio holder give an update on the numbers of young people who are "NEET" in the district and the measures being put in place to support those who have complex needs or who have not been able to be supported in mainstream provision?

12. Councillor Fear

To ask the portfolio holder how many downloads there have been of the Bradford Council app in each of the last three years as well as any data on the number of active users and incidents reported through the app?

13. Councillor Nazir

Will the portfolio holder for regeneration, planning and transport give us a progress update on the proposed Odeon scheme and tell us what kind of impact he sees for Bradford if it goes ahead?

14. Councillor Pennington

Further to the announcement that after 22 years, the Council is to evict the much used News Kiosk from Centenary Square, would the Leader of the Council confirm whether she agrees with me that many of the people attending the events that we try so hard to attract people to, held on and around the Square, may well find this an inconvenience and can she confirm whether any consideration has been given to offering the tenant a sensible relocation?

15. Councillor Nazir

Will the portfolio holder for education, employment and skills give an update on the situation at Bradford College?

16. Councillor Wainwright

Would the portfolio holder comment on the possible impact in Bradford arising from the little-publicised plans by the government to remove refugees and other forms of short-term supported housing from the welfare system?

17. Councillor Riaz

In Bingley Rural Ward, there has been a spate of burglaries and car jackings. This has even been raised in Parliament, by our local MP. Residents report concerns that rural crime and policing are often forgotten due to the prominence given to urban crime and policing. Obviously, this issue is primarily a policing issue, and not the Council, but as, crime is a holistic problem, I would like to ask The Leader of the Council to advise members regarding what action could be taken by Bradford Council itself, to respond to this spike of crime in my Ward?

18. Councillor Farley

Almost two years on from the Boxing Day floods of 2015, will the Leader assure us of the steps the Council has taken to prepare for any future incident?

19. Councillor Bacon

In these challenging times for local authority workers with growing demands and reduced resources it was good to see the Council's employee awards event held recently to recognise the hard work of staff – will the Leader tell us about the successful award winners this year?

20. Councillor Ward

To ask the portfolio holder for Education: What due diligence measures did the Portfolio holder take to ensure that Wakefield City Academies Trust (WCAT) was a suitable sponsor for Bradford schools and has the Portfolio holder followed Wakefield Council's lead in referring WCAT to

the police?

21. Councillor Farley

Will the portfolio holder give an update on the road improvements being made at North Street in Keighley town centre?

22. Councillor Barker

In relation to the freehold transfer of Burley Library to the Burley in Wharfedale Parish Council, can the Portfolio Holder for Environment, Sport and Culture please provide an update of when the work, comprising the 'asset lock' governing this process, will be completed?

23. Councillor Nazir

Does the portfolio holder welcome the news that Bradford is the joint fourth most improved local education authority area in the country on the Progress 8 measure and can he tell us how schools are working to make further improvements?

24. Councillor Warnes

Can the Leader of Council please tell us how many street trees have been removed across Bradford District over the past five years; and how many new street trees have been planted?

25. Councillor Bacon

Will the Leader tell us about the main aims of the new "Bradford Pound" social value policy and what opportunities it might offer residents, local businesses and the Council?

26. Councillor Berry

Can the portfolio holder provide an update on the numbers of looked after children placed out of the district over the last 6 months?

27. Councillor Davies

Are there any plans to introduce a 'live chat' option on the Council's website to enable improved interaction with residents?

28. Councillor Nazir

Will the portfolio holder for regeneration, planning and transport give an update on the planned revamp of Forster Square station?

29. Councillor Azam

Will the portfolio holder outline the support the Council has been providing to the Oastler market and top of town businesses in recent

months and in the run-up to Christmas?

30. Councillor Reid

To the Portfolio Holder: What proportions of the properties on Bradford's Empty Homes Register were reported to the Council (a) by members of the public? (b) by Members of Council?

31. Councillor Farley

In spite of the government cuts can the portfolio holder assure us that we will maintain substantial gritting coverage across the district this winter?

32. Councillor Pennington

Would the Portfolio Holder for Regeneration, Planning & Transport provide members with details of any measures that are to be taken to ensure the continued operation and success of Uriah Woodheads, when the installation of the Cycle Super Highway prevents the company from receiving deliveries and collections etc from large vehicles?

33. Councillor Poulsen

Would the Leader of the Council, confirm in which areas businesses have been approached to sponsor Christmas Trees for this year and how were these areas chosen?

34. Councillor Heseltine

Can the Leader of the Council confirm that any proceeds from the sale of Priestthorpe Annex, the building owned by the trust, will be administered by the trust and income generated used for the benefit of Priestthorpe School, as per the discussions that have previously taken place with the school?

35. Councillor Stelling

Events, such the recent Illuminate Bradford, saw huge numbers of people drawn into town creating a real buzz. Do we know what the economic boost these events bring to businesses in the City Centre? Have there been any conversations with City businesses to see how this could be maximised?

36. Councillor Heseltine

In response to questions asked by residents of Bingley Ward, can the Leader of the Council list the funds that have been paid over the last 5 years and any that are currently identified for payment till the end of the funding streams and specify what the funding was for, to companies operating in Bradford City Centre that are non footsie multinationals or

footsie 250 and companies with a turnover of £1 million plus?

37. Councillor Heseltine

Can the Portfolio Holder for Environment, Sport and Culture confirm that Bingley Music Live will take place in 2018?

38. Councillor Rachel Sunderland

Noting the difficulties in getting a response from Officers, can the Portfolio Holder please provide me with an update on plans to repair the bridge in Peel Park, the associated costs and timescales associated?

39. Councillor Poulsen

Would the Portfolio Holder for Regeneration, Planning & Transport, advise colleagues of the current average time between the need for a street light repair being reported and the light being repaired and how many are await repairs for over 28 days?

**11. RECOMMENDATIONS FROM THE EXECUTIVE AND COMMITTEES
(Standing Order 15)**

**11.1 RECOMMENDATIONS FROM THE EXECUTIVE - LOCAL PLAN -
BRADFORD CITY CENTRE AREA ACTION PLAN (AAP) AND
SHIPLEY AND CANAL ROAD CORRIDOR AAP - PLANNING
INSPECTOR'S REPORT AND ADOPTION**

1 - 92

The Council is in the process of preparing a new Local Plan which will replace the current statutory development plan for Bradford District (the Replacement Unitary Development Plan) which was adopted in 2005. The first of the Local Plan documents is the Core Strategy which was adopted at meeting of Full Council on 18 July 2017. The Bradford City Centre AAP and Shipley & Canal Road Corridor AAP will provide the planning policy frameworks for determining future planning applications over the next 15 years in these priority regeneration and growth areas in conformity with the policies in the adopted Core Strategy. The AAPs were approved by Full Council on 20 October 2015 for submission to government for examination. Following publication for representations, an examination was held with a government appointed Inspector.

The Council has received the Planning Inspector's Final Report and recommendations on the two AAPs. The Inspector considered all the matters before her including the plan, the evidence underpinning it, and the representations made and the published modifications. In her report she concluded that the Bradford City Centre AAP and Shipley & Canal Road Corridor AAP can both be considered to be legally compliant and sound, providing a limited set of Main Modifications are made to the plans, as submitted.

On 7 November 2017 the Executive considered the report of the

Strategic Director, Place (**Executive Document “AF”**) noting the contents of the Inspector’s report and gave authority to proceed to Full Council to request the legal adoption of the AAPs, with modification, in line with the Inspector’s recommendation.

The Executive,

Resolved -

- (1) That the contents of Document “AF” and contents of the Inspector’s Report (Appendix 1) be noted.**
- (2) That it be recommended that Full Council formally adopt the Bradford City Centre Area Action Plan as approved by Full Council on 20th October 2015 and submitted to the government for examination with the Main Modifications contained in Appendix 2, as proposed by the Inspector pursuant to Section 23 of the Planning and Compulsory Purchase Act 2004.**
- (3) That it be recommended that Full Council formally adopt the Shipley & Canal Road Corridor Area Action Plan as approved by Full Council on 20th October 2015 and submitted to the government for examination with the Main Modifications contained in Appendix 3, as proposed by the Inspector pursuant to Section 23 of the Planning and Compulsory Purchase Act 2004.**
- (4) That the Assistant Director (Planning Transportation and Highways) in consultation with the relevant Portfolio Holder be authorised to make other minor amendments of redrafting or of a similar nature as may be necessary prior to formal publication of both AAPs.**

(Bhupinder Dev – 01274 432012)

11.2 RECOMMENDATION FROM THE HEALTH AND SOCIAL CARE OVERVIEW AND SCRUTINY COMMITTEE - DEMENTIA FRIENDLY COMMUNITIES

On 26 October 2017 the Health and Social Care Overview and Scrutiny Committee received a presentation on Dementia Friendly Communities (DFC) providing background to the programme and history of DFC work in the Bradford district and indicating ways to support this work including looking at how this Council could become dementia friendly. The Committee resolved:

- (1) That everyone who attended the meeting to contribute to the presentation be thanked for their input.**
- (2) That, when the audit of dementia related activity is finalised it be circulated to the Committee through the Chair.**

- (3) That the Strategic Director, Health and Wellbeing be requested to collate information on staff working on dementia related activity across the Council in order to facilitate a more joined up approach.
- (4) **That it be recommended to Council that it be mandatory for all elected Members to undertake Dementia Friends training.**

(Caroline Coombes – 01274 432313)

11.3 RECOMMENDATIONS FROM THE GOVERNANCE AND AUDIT COMMITTEE - ANNUAL TREASURY MANAGEMENT REPORT 2016/17 93 - 106

On 30 November 2017 the Governance and Audit Committee considered the report of the Strategic Director Corporate Services showing the Council's Treasury Management activities for the year ending 31 March 2017. It was,

Resolved –

That the report be revised to include a suggestion made at the meeting (sentence at paragraph 2.6 explaining why rescheduling debt would not be financially viable) and referred to Council for adoption.

It is recommended that the revised report **Document “I”** is approved.

(David Willis – 01274 432361)

11.4 RECOMMENDATIONS FROM THE GOVERNANCE AND AUDIT COMMITTEE - TREASURY MANAGEMENT MID-YEAR REVIEW UP TO 30 SEPTEMBER 2017 107 - 120

On 30 November 2017 the Governance and Audit Committee considered the report of the Strategic Director Corporate Services showing the Council's Treasury Mid Year Review up to 30 September 2017. It was,

Resolved –

That the changes to the Treasury policy set out in section 2.6.2 of Document “R” be noted and the revised report which includes further information on the new regulation on the CIPFA Code out for consultation be referred to Council for adoption.

It is recommended that the revised report **Document “J”** is approved.

(David Willis – 01274 432361)

11.5 RECOMMENDATIONS FROM THE GOVERNANCE AND AUDIT COMMITTEE - CODE OF CORPORATE GOVERNANCE 121 - 134

On 30 November 2017 the Governance and Audit Committee considered the report of the Strategic Director Corporate Services (**Governance and**

Audit Committee Document “T”) containing the amended and updated Code of Corporate Governance which sets out how the Council will meet and demonstrate its commitment to good Corporate Governance. It was,

Resolved –

- (1) That the amended and updated Code of Corporate Governance be approved and adopted by the Council.**
- (2) That it be noted that the amended code will be used to help test the effectiveness of the Council’s Governance Arrangements in order to inform the production of the Annual Governance Statement.**

(Mark St Romaine – 01274 434257)

11.6 ANY OTHER RECOMMENDATIONS

To consider any recommendations arising from meetings of the Executive and Committees held after the publication of this agenda and prior to the Council meeting.

(Adrian Tumber – 01274 432435)

12. NOTICES OF MOTION (Standing Order 17)

To consider the attached motions of which notice has been given.

12.1 DEPUTY LORD MAYOR

To be moved by Councillor Mike Gibbons
Seconded by Councillor Dale Smith

Council notes:

The removal of the Office of Deputy Lord Mayor for budgetary reasons and that the scale of the savings may not be as significant as initially envisaged.

The hectic and onerous workload of the current and previous Lords Mayor and also their Deputies, along with the lack of sickness absence cover should the Mayor be unavailable for any length of time, with no Deputy in place.

A previous Lord Mayor, Councillor Mike Gibbons has consulted with a significant number of previous Lords Mayor and Deputies, with the feedback being overwhelmingly in strong support of the retention / re-instatement of the role of Deputy Lord Mayor.

Council asks that the relevant officers:

- Identify savings from the Council's annual subscriptions, sufficient to fund the continuation of the role of Deputy Lord Mayor.

12.2 EARLY HELP INFORMED CONSULTATION

To be moved by Councillor David Ward

Seconded by Councillor Nicola Pollard

This Council notes that a report to the Executive on the 11th July 2017 announced a consultation on the redesigning and remodelling of Early Help arrangements.

This Council notes that this consultation is now referred to by the Controlling Group and Senior Officers as an 'Engagement exercise'.

This Council notes that the 'Engagement exercise' made no mention of the possible loss of over 200 jobs.

This Council notes that the report to the Executive on 7 November announcing a consultation on a new model for 'Prevention and Early Help' did refer to the possible loss of over 200 jobs but provided no details on where those job losses would be.

In the light of this Council resolves to provide, before the end of the consultation exercise on the proposed new model, details about where the proposed job losses would be to enable consultees to be able to make a fair and informed response to the proposals.

12.3 CLEAN AIR ZONES

To be moved by Councillor Brendan Stubbs

Seconded by Councillor Rachel Sunderland

This Council Notes that:

1. Bradford like many cities has area of really poor air quality.
2. On a number of our major roads in and out of the city pollutants in the air exceed safe limit set by both the European Union and World Health Organisation
3. Air pollution in Bradford has a massive impact on the health of our citizens. The young and most vulnerable it can cause permanent lung damage to babies and young children and in older people exacerbates lung and heart diseases. In Bradford this equates to approximately 2,300 years of life lost per annum
4. The Government has set out clear targets and action that must be taken by other cities around the country but didn't insist on these actions for Bradford as we fell just below their threshold.
5. That a number of steps and initiatives have already been implemented to improve air quality by the Council and its partners across the district

This Council believes that:

1. Everyone in our district should be able to breathe clean, unpolluted air.
2. That we should take extra step to protect the health of all residents
3. That we cannot and should not wait for Government to come up with a solution when it is within our power to act.

This Council Resolves to:

1. Introduce an enforceable 'no-idling' zone outside every school, medical centre, hospital and play area across the district.
2. Investigate the introduction of a chargeable low emissions zones in the worst areas for air pollution and develop a plan for their implementation by 2020
3. Work with and support bus, haulage, transport and taxi companies operating in our district to ensure that all vehicles on our roads me the highest low emissions standard like 'Euro 6'
4. Lobby the Government to go further in their efforts to improve air quality standards and argue for local government to be given the powers and financial support to implement them.

12.4 BRADFORD COUNCIL'S AUTUMN BUDGET RESPONSE

To be moved by Councillor Susan Hinchcliffe

Seconded by Councillor Imran Khan

This Council notes:

- The government is cutting its revenue support grant to Bradford Council from £183 million in 2013/14 down to zero by 2020.
- The Council's net budget in 2020 will be around half what it was in 2010 in real terms.
- We have made repeated representations to the Government to request fair funding for the services Bradford District residents rely on
- Before the Autumn Budget we wrote to the Chancellor to set out our asks for the district, including the need for significant new funding to address growing demands in children's and adults social care, a funded pay rise for local government workers and government investment in local schemes which have a proven track record of success
- In his budget of 22 November 2017 the Chancellor ignored these key issues

This Council:

- will do everything we can to keep delivering quality frontline public services to the people of Bradford District.
- needs to keep on track its delivery of the four-year budget plan and its work with partners and communities to stay sustainable once the government entirely cuts its revenue support grant by 2020
- will continue to work with other local authority partners in making the strong case to government to work with us to unlock growth

- and maintain valued services so this district is not left behind
- will pursue opportunities to increase our income and stimulate additional economic growth in the district

12.5 AIREDALE NHS TRUST'S PLAN FOR A SUBSIDIARY COMPANY TO TAKE OVER SERVICES

To be moved by Councillor Sinead Engel
 Seconded by Councillor Vanda Greenwood

This Council notes with grave concern the proposal by Airedale NHS Foundation Trust to form a subsidiary company to deliver a number of services including procurement and commissioning.

This Council instructs the City Solicitor to investigate the implications and legality of this proposal by consulting with the Health and Wellbeing Board and the Health and Social Care Scrutiny Panel as appropriate in relation to:

- 1 the Council's duty to promote the social, economic and environmental wellbeing of the district
- 2 the continuing role of the Health and Social Care Overview and Scrutiny Committee to review health decisions as outlined in the 2000 Local Government Act
- 3 the integration of Health and social care
- 4 the West Yorkshire and Harrogate local Health plan

and will bring a report of its findings back to the Executive for consideration.

The Council directs the Chief Executive to write to the Secretary of State for Health outlining our concerns and requesting a review of the proposal by Airedale NHS Foundation Trust.

12.6 THE DISTRICT TAKES A STAND AGAINST DANGEROUS DRIVING

To be moved by Councillor Abdul Jabar
 Seconded by Councillor Susan Hinchcliffe

This Council notes:

- the success of Operation Steerside in reducing speeding, lack of seatbelts, driving under the influence, mobile phone use and uninsured and unlicensed drivers
- dangerous driving continues to be a blight causing misery in all parts of our district
- Together with police, local MPs and partners Bradford is taking action to raise awareness and tackle the causes of dangerous driving through the 'Stop the Danger Drivers' campaign

This Council:

- Supports the actions of Judith Cummins MP who has won road safety charity Brake's parliamentary road safety award for raising this issue on a national level
- Will work together with all local MPs, police and partners to take the campaign to the next level in tackling the issue

- Will work with partners to look at options for extending the successful enforcement and prevention activities
- Will mount a campaign in the run-up to Christmas encouraging people to stay safe at this family time.

12.7 BRADFORD DEMANDS THE RETURN OF ALL MONIES TAKEN FROM OUR DISTRICT'S SCHOOLS BY WAKEFIELD CITY ACADEMIES TRUST (WCAT)

To be moved by Councillor Imran Khan

Seconded by Councillor Susan Hinchcliffe

This Council notes that:

WCAT was formed with Department for Education (DfE) approval, to be one of a handful of Multi-Academy Trusts (MATs) to spearhead educational improvement in the North.

Despite knowing that the Trust was in an “extremely vulnerable position as a result of inadequate governance, leadership and overall financial management” it was still encouraged to take on further additional vulnerable schools.

Prior to its collapse the Trust had transferred millions of pounds of schools’ funding to its own centralised accounts. Three primary schools and two secondary schools in our district have been affected by this course of action and stand to lose over £2m of our children’s money.

This Council recognises some of the good work and commitment from the DfE through the current Regional Schools Commissioner to work in partnership with the Council to improve education in Bradford. However, with regard to WCAT this council believes that the DfE has failed in its responsibilities to ensure that there is due diligence and as a result of the failure of WCAT, local children have been severely let down and significant resources have disappeared from the schooling system of Bradford.

We demand the government is transparent with the dealings with WCAT and these monies associated with WCAT are returned urgently for the benefit of children in Bradford.

We also seek urgent assurance from the Secretary of State for Education to ensure that these types of situations are not allowed to happen again. So far the DfE has remained silent on this issue and has left it to local authorities and affected schools / new sponsors to highlight the impact and broker solutions.

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REPORT OF THE LEADER OF COUNCIL

12 DECEMBER 2017

Leeds City Region Local Enterprise Partnership

After a recent round of interviews I'm pleased that two Bradford business leaders have been newly appointed to the Local Enterprise Partnership. These are Nasser Malik from Yorkshire Enterprise Network who will serve on the Business Communications Group and Amir Hussain of Yeme Architects who will serve on the main board, the Land and Assets Board and the Business Innovation and Growth Panel. They join Joanna Robinson of Mansfield Pollard who is already a serving member on the LEP Board and Mike Danby of Advanced Supply Chain who is on the Business Innovation and Growth Panel. This strengthens the Bradford business voice on an important regional body and I'm sure we all join in offering them our congratulations.

Devolution

Yorkshire Leaders met in York at the end of October to discuss a range of issues including Brexit, Housing and Culture. Devolution was also discussed with 15 local authorities still affirming their commitment to seeking a One Yorkshire Devolution Deal. We will all have seen in the press that Ministers have not wholeheartedly supported the proposition. However I am pleased that the Secretary of State has committed to meeting with Leaders and MPs to discuss devolution which I welcome. I still see devolution as the best way to get more funding and power to accelerate our district's economic growth and will do all I can to achieve the progress we need.

Ministerial Meetings

Since the last Full Council I have met with ministers to discuss Bradford's priorities. In my role as Chair of the West Yorkshire Combined Authority I led a delegation of all five West Yorkshire authorities to meet with Chris Grayling MP, the Secretary of State for Transport. I raised a city centre stop for Northern Powerhouse Rail and he was positive about Bradford's potential.

I also met with Jake Berry MP, the Northern Powerhouse Minister in DCLG. We discussed the Industrial Strategy and Bradford's potential to fulfil the aspirations set out in this document. We also discussed transport and devolution. The Minister seems as keen to reach a deal as I am.

Last week I met with Andrew Jones MP, Minister at the Treasury with Philip Davies MP. Again we discussed a number of issues including Northern Powerhouse Rail.

The Minister has responsibility for the National Infrastructure Commission in his portfolio so his insight was helpful.

Cliffe Castle Park

I was delighted to attend the opening of Cliffe Castle Park with the Lord Mayor and Cllr Ferriby. This has just benefited from a £3.5 million Heritage Lottery Fund grant. The glasshouse is a fabulous structure, and the park even on a frosty Sunday was set off wonderfully with fountains. Thank you to council staff who have worked so hard often in poor weather to achieve what we have today.

Tour de Yorkshire

The Tour de Yorkshire next year will be going through the district twice and on one of those occasions there will be a finish at the famous landmark of the Cow & Calf in Ilkley. Ilkley Cycling club, one of the largest cycling clubs in the country with 850 members, was represented at the launch on the moor top with Christian Prudhomme. It's a great advert for Ilkley and the rest of the district to be profiled in this way.

Sport England Local Delivery Pilot status awarded to Bradford with a share of £100 million

Sport England's Local Delivery Pilot is part of the Government's latest activity and sport strategy focussing on getting inactive people active. Sport England stressed the need for a consortia approach and Active Bradford led the bidding process with Born in Bradford submitting the successful bid for Bradford. Of 113 expressions of interest nationally only 12 were chosen. Active Bradford decided upon young people as a theme (aged 5 to 14 years) to bid across low income areas north of the city spanning a wide area. There is a members' briefing for relevant ward members later this month.

Odeon

We were all pleased when Bradford Live announced that the NEC will be their preferred partner for regenerating the Odeon into a 4000 seater entertainment and conferencing facility. The Council are now supporting Bradford Live to access the funding they need to progress the project as quickly as possible. The way the council is proposing to do this is through a mixture of prudential borrowing and grant funding from external bodies.

We were pleased that the Odeon was chosen by the Leeds City Region Local Enterprise Partnership to be the region's preferred project to benefit from the Government's Northern Cultural Legacy Fund. The Odeon now goes into competition with the other LEP winners across the north in the national competition which will be decided by Government in March next year.

The Council is also seeking to borrow £12 million from the public loans board on the understanding that it will all be paid back by the revenue received from the NEC when they take occupancy of the Odeon. This is not £12 million that the Council has in its own accounts for services. It is money we will borrow on behalf of the Bradford Live group against the agreement that it will all be paid back through rent and part-rates received. The confidential papers have already been shared with Group Leaders on this subject.

White Ribbon

The Council became a White Ribbon accredited Local Authority at an event on December 5. The event also highlighted the scale of abuse suffered by women in the district and encouraged businesses, members of the public and community sector leaders to act to reduce male violence towards women.

West Yorkshire Police deal with four incidents of domestic abuse every hour - over 45,000 recorded incidents in 2015-16 - yet on average victims do not report it until the 35th incident. Nationally, approximately 1 in 5 children have witnessed domestic violence and 130,000 live in households with high risk domestic abuse. Children exposed to domestic violence are more likely to have emotional and behavioural problems and domestic abuse features in over half of all serious case reviews of children who die or are seriously injured through abuse or neglect. I encourage all members to get involved.

QUESTIONS TO THE LEADER

Councillor Cooke

I am going to do three in one because it gets it all out of the way. One is an observation which on behalf of my colleagues which is to say when we make announcements such as the decision about the finish for the Tour de Yorkshire we engage with ward members when we do it and make sure that they are involved in these processes rather than taking all the press without even mentioning it to them. On the Sport England local delivery pilots obviously delightful that we have got however much £10m or £12m of this, perhaps the Leader could explain what she is going to do to support the promotion of active activities of this sort in the 75% of Bradford that isn't covered by this particular programme. And thirdly on the Odeon can she assure us that we will not have the ridiculous situation where the Deputy Leader of the Conservative Group and Opposition and my spokesman on Regeneration is thrown out of a meeting which I believe he had absolutely every right to be present at that meeting in order to listen to the confidential items relating to the Odeon and if she wants cross party support for these kind of things, we need to have a little bit more engagement of that sort rather than what actually happened.

Councillor Susan Hinchcliffe

A few things. Tour de Yorkshire absolutely ward members should have been informed about that so obviously there was an oversight there and of course we are all delighted that it has landed in Ilkley for the whole district but of course ward members in Ilkley will have a particular interest in that so we are all delighted but yes I think that is a learning point for officers for the future certainly. On Sport England similarly I think officers in this case have done themselves proud actually and obviously our partners as well working across the district with people to make sure we get people active because that is something we spend a lot of time talking about in this Chamber, how can we make sure our people lead healthier, wealthier and more successful lives and therefore the bid actually was predicated on working with those communities who do not have an awful lot of activity. You will see obviously Ilkley Cycle covers nearly 850 members. They are doing a really great job there and therefore the Government wanted to see what we were doing in those areas which are not quite as active and that is why it has to be focused on those wards. I have to say it does cover a wide range of wards. Just looking at the map, the black area, the black outline does cover quite a number of our wards in this Chamber and not just Labour Party wards either, there are some in Bradford East included as well. It is very much aimed at trying to make that step change to get people active, to make sure they are healthier and therefore the health system is more cost effective and they lead healthier lives. Regarding the Odeon. Absolutely this obviously is something that is a real passion for a lot of people in Bradford. Through every step of the way with this commitment we have to take legal advice and nothing to do with Councillor Pennington at all but we were given legal advice before we went into that meeting that actually it was just for the Executive and we were not allowed to accept anybody else in there. Given the confidential commercial sensitivity of this project and how we are all wanting to get it through therefore you can expect that I would follow that legal advice. By all means take that up with the City Solicitor but that was advice we were given as an Executive on that occasion. Of course you have as group leader you will have been given sight of the confidential paper that was discussed at that meeting so you should have that confidential report and yes it is just something obviously we want to get through. If Councillor Pennington wants to have a chat with me that is fine. I am happy to talk it through but let's all get behind this, accept what you say about wanting everybody to be sighted on it, but at the same time we have to make sure we do not compromise any commercial confidentiality. So let's get the balance right. Thank you.

Councillor Jeanette Sunderland

Thank you for your report. It is a question about the Odeon and before we panic it is all in the public domain the question I am going to ask. I wonder if you would like to clarify a bit of a confusion that is now arising between your report and an answer that has been given to Councillor Nazir elsewhere in the papers. So in your report you say that the loan is going to be repaid by a mix of rent and rates and the response to

Councillor Nazir says that it will all be paid from rental income. So can you clarify what the position is because I am sure that Council taxpayers in Bradford would expect that business rates were being paid in full and not being used to repay a loan.

Councillor Hinchcliffe

It is a mixture of funding so obviously we have got income from rental in there but there will be an element of rates as well of course. If we cannot, we have to be able to enable that facility to get off the ground otherwise it will not work without public intervention and I think it is probably worth emphasising here that that £12m is not money that we have lying in our bank account anywhere. It is really important to make that clear. It is not money we would be spending on public services, it is money that we will borrow just because we have that asset and if we did not have that asset then we would not be able to borrow that money. That money is purely to pay off that Odeon and to make sure the Odeon becomes a real linchpin of City Centre activity. It is symbolic of Bradford in many cases. It is known far and wide nationally in fact and it is really important for the success of the City and the whole district that we get that over the line. The NEC is a fantastic brand coming to Bradford from Birmingham. They know how to run a venue, they know how to do things well and we should welcome them with open arms and of course we have to do due diligence but it is very important that we make sure that we get that agreement over the line and make sure that is a success. Everybody in Bradford is anticipating we do that and we are doing everything we can within commercial bounds and legal bounds to make sure that happens.

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COUNCIL 12 DECEMBER 2017

MEMBER QUESTION TIME

Questions submitted in accordance with Standing Order 12

1. Councillor Tait

2018 has been named the Year of Engineering. Does the Leader agree with me that science and engineering offer huge value and can benefit our district in all kinds of ways including education, skills and the economy?

Answer

Yes I would absolutely agree and the importance of science and engineering related business, jobs and skills to the future prosperity of the District has been a prominent theme of the stakeholder consultations informing Bradford's forthcoming economic growth strategy.

Bradford is first and foremost an economy built on manufacturing. The sector employs 23,000 people across the district, the 4th highest number of any city in the UK. Engineering is a major activity accounting for around 7,000 jobs and is worth around £500 million to the district's economy. Key companies include Kone Plc, Borg Warner, Denso, CarnaudMetalBox, Cinetic Landis and Teconnex.

Denso, formerly known as N D Marston Ltd, is engaged in the manufacture and wholesale of radiators, oil coolers and inter-coolers. Kone manufactures, sells, installs, services and modernises elevators and escalators and services automatic building doors. Borg Warner is a leading supplier of innovative turbocharging systems to the automotive industry. Mansfield Pollard is one of the UK's leading manufacturers of bespoke ventilation systems for companies such as Marks & Spencer, Asda and Morrisons, TGI Friday's and KFC.

Electronic and digital technologies are also a key activity with companies such as Arris, Radio Design, Teledyne and EchoStar UK. Arris, formerly Pace, is the world's largest developer of digital TV set-top box technology. It supplies a large number of digital TV broadcasters, operators and retail customers worldwide. It has partnerships with major companies such as Alcatel, Cisco Systems and Microsoft. Radio Design is a company formed by a team of filter system experts formerly employed by Filtronic Comtek. They are world leaders in wireless telecommunications product design. The MD Eric Hawthorn was recently elected to the Royal Academy of Engineers in recognition of his pioneering work.

We anticipate significant replacement demand in the next ten years especially in Advanced Manufacturing which has an ageing workforce across the District. With our

partners we need to collaborate to scale up existing projects and develop new initiatives as required to ensure young people and the existing workforce both have the information and awareness of careers in Science and Engineering and the skills to prepare them to benefit from the opportunities in the sector.

2. **Councillor Heseltine**

Would the Portfolio Holder for Regeneration, Planning & Transport, detail the free parking offer for Christmas shoppers in Bingley and the rest of the district and can she confirm that the Labour Group's Executive, is considering spreading Christmas cheer in years to come, by removing Christmas Parking Concessions from next year?

Answer

As part of the February 2017 Council budget decision it was agreed that there would not be any concessions for Christmas parking across the district (including Bingley) with effect from Christmas 2017. However, the Bradford District still remains one of the cheapest places to park both regionally and nationally and I understand that Bingley's Christmas Lights switch-on was very well attended with very few available parking spaces in the town centre.

Supplementary Question

Could you appraise us of the cost of the following things that we have afforded; statues in the town centre, coloured lights on buildings, city centre toilets, city festivals, abandoned pool project? Surely a bit of Christmas cheer to our residents to get them to come and use our shops with be a little bit of free car parking. Can we maybe have a look at changing that one? I do have some humbugs that I have brought especially if you don't.

Councillor Hinchcliffe

I would dearly love to give things away Councillor Heseltine. However you will notice further on in the agenda that we also have an item on budget. It is very tight and therefore we cannot just give away parking. You and I were both there and had a conversation about just this thing in Bingley at the Bingley light switch on and I did remark it was a hugely successful event organised by local people, local parish council, arts centre and everything, they did a fantastic job and it was rammed in Bingley. There was no place to park. I do not think providing free parking would have encouraged any more people to go, in fact it was an opportunity just to manage parking a little bit better. It isn't a huge amount isn't parking in this district. I think we are the lowest in West Yorkshire I seem to remember. We do provide very good parking at very good value for money, I hope you will agree, and yes perhaps if we had better times and more growth we can do that, but at the moment I am afraid not and actually I am sorry I do not eat humbugs.

3. **Councillor Fear**

To ask the Portfolio Holder: Once the Council acquires the NCP car park on Hall Ings, will it be run as a Council car park, including discounted or free parking for Council staff and elected members?

Answer

No. The Council acquired the head leasehold interest of the investment, earlier this year, to generate an annual surplus revenue from the NCP rental, not to operate a car park. It was acquired subject to the existing lease to NCP, which has a further 20 years unexpired. The Council has the right to receive NCP's rent, but has no influence in the operation of the car park.

4. Councillor Warnes

Now that Smart Parking's unlawful signs, cameras and ticketing machines have been removed from the Oastler Road car park near Saltaire, can the Leader of Council please outline what measures Bradford Council is undertaking to ensure that a fully operational car park is re-established at this location and managed responsibly for the benefit of local residents, tourists, shoppers and nearby small businesses?

Answer

The owners of the land have been updated on the process they need to follow to turn the highway into a car park. At the time of writing we are awaiting their response regarding next steps.

Ultimately, whether or not a pay and display car park operation is reinstated on this land is a decision for the land owners and not the Council. Council officers will however be making suggestions to the owners in our discussions about the adopted highway issue. Our recommendation to them would be that it is essential that only operators who comply with the British Parking Association's code of practice should be invited to operate such a facility.

Supplementary Question

Leader thank you for the response and I would also like to thank Highways and Legal for the way in which they swiftly dealt with the car park at Oastler Road and closed down this illegal operation. But I have to say I am disappointed and mystified by the hands off response that you have taken because we heard earlier from the petition that this car park has cost local businesses and hundreds of local residents thousands of pounds. It is clearly a patch of land that is a vital economic benefit to the local area therefore I think it is in our interest as a Council to get involved and also you will know as well as me that the British Parking Association's Code of Conduct is thoroughly inadequate and we cannot just fall back on that as a means of going forward. So can I ask you as a follow up please would you consider engaging with Saltaire Investments Ltd to take this car park back under Council operation and if that proves difficult will you consider purchasing the land and if necessary compulsorily purchasing the land to ensure that this site is used as a car park for the benefit of local businesses and residents?

Councillor Ross-Shaw

I would not define our approach as hands off. I think obviously this is just a due process to go through. I think we have been clear publicly that we do not like how they have operated and we have called on them to refund fines just as we have refunded fines made from when it was a Council run car park and it was still a public highway. The question really is about boundaries, how far we can push it legally so

we have made it clear that we expect that any operator that comes into a car park if that's what we're going to return it to, and we are supportive of that, should comply with the Parking Association's Code of Practice for instance that they think is a limit to how much we can enforce that on them. We want to get round a table with them, we are pushing for them to come to the table. It was good that they have taken the infrastructure out so it is just currently public highway which is better than it was before. I know you have had a lot of people come forward who have been fined and I have as well. I am sure a lot of us have. So we want to get it resolved, we want them to refund those fines, we want to get them round a table and see where we can go. The issue I suspect with compulsory purchase orders is it can take a very long time and that is if we want to do it in the first place so you end up with a limbo in the first place. I think the best way forward is to make sure we get round the table and we sort this out properly.

5. Councillor Aneela Ahmed

Does the Leader have an update on the University of Bradford's bid to set up a medical school?

Answer

The university submitted its bid on 23rd November and has been informed it will hear if it has been successful by the end of March 2018. We have been pleased to support the university in its exciting plan for a medical school, which can bring great benefits to the people of this district.

6. Councillor Mohammad Shabbir

Does the Leader share my major concerns around the misuse of fireworks and related antisocial behaviour that we've seen not just at bonfire night but throughout the year, and how are we supporting the police and fire services to tackle it?

Answer

Yes. Both for community safety and the safety of our young people this is something that concerns me.

Of course the highest risks usually occur around bonfire night. Bonfire planning starts the first week in September each year and sees all partners come together on a weekly basis to;

- discuss bonfire related issues and responses
- look at planned bonfires and their safety
- identify patterns of incidents where services are attacked and determine the multi agency response
- identify emerging sporadic bonfires and assess their safety
- take reports of nuisance fireworks not reported via other channels and to feed this into the ASB Hub

Firework safety is a significant concern for the district – in particular the impact of fireworks on young peoples' safety.

We have seen a number of incidents reported to fire and police services in relation to

fireworks and related Anti Social behaviours. In an attempt to tackle this there has been a joint partnership between Council departments of the Youth Service, Neighbourhoods, Safer Communities and licensing who have shared intelligence and planned interventions to support the work of the Police and Fire Service both in the lead up to and during the Bonfire weekend.

By starting the process early we can resolve most issues and understand each others' roles so when we arrive at the busier period we start to meet daily and we each understand what the various partners can and will do to resolve the issues that arise.

The Bonfire Planning Group led by the Council's Emergency Management Team does not specifically deal with ASB nuisance caused by fireworks but clearly there is crossover between this group and the ASB team which is dealt with by having information available in a two way flow.

Identified bonfires are assessed for safety and advice given where necessary. Where the bonfire is on public land we ensure that all necessary licencing regulations are complied with and that risk assessments have been undertaken. If the bonfire is more 'sporadic' then the 'fire car' is deployed to assess the safety aspects and the content may be removed if deemed unsafe. We also take reports from the public on what they might consider to be dangerous.

The local authority Youth Service took a lead in delivering action and consequences work through open access youth provisions and through the contacts they have in local secondary schools. Safer Schools officers, community partners and local faith leaders, working with ward officers from area offices supported the delivery of key safety messages using existing networks in communities. Fire Service resources and safety literature was used to support this delivery in the two weeks leading up to the Bonfire weekend.

During the three nights of the bonfire weekend operation, Youth Service and Safer Officers worked alongside fire and police colleagues in the Special Operations Room supporting appropriate interventions in the areas in 'live time' as reports were coming in. This meant detached youth workers were able to be deployed to work in areas where they already had established links, and where they would be most effective providing positive interventions, talking to young people about the consequences of their actions. This was supported by a targeted programme of diversionary activities, running mainly on the Friday and Saturday evenings of the Bonfire weekend.

The Bradford Safeguarding Children's Board are to receive a report on 'Fireworks and Young People' at their meeting in December. This report will seek support from the Board for an awareness campaign about the sale of fireworks to young people, how communities can report concerns and actions that can be taken. The report will also seek support from the organisations and community partners within the Safeguarding Partnership to embrace a far reaching education programme around actions and consequences of firework misuse, which would be delivered in the lead up to the next Bonfire period. It is envisaged that whilst this would be a district wide education programme there would be a primary focus on the areas from which the highest ASB reports were received.

7. Councillor Davies

Given the Baildon sinkhole has now been there for three months and local shops and businesses are severely impacted by the reduction in parking for customers, would the Portfolio Holder for Regeneration, Planning & Transport consider the Council providing compensation in a similar way as utility companies are required to make when roadworks over-run?

Answer

Our officers have been working hard to repair the sinkhole in Baildon and restore the car park back to operational use. This has involved excavating over 200 tonnes of spoil from the ground, including over 50 tonnes by hand that had washed further down the culvert. The work has been undertaken in very difficult conditions but we remain confident that the work can be completed by Christmas. However, a burst of rainfall can cause the water level in the culvert to rise quickly so it is very weather-dependent.

Whilst the Council fully appreciates the impact the sinkhole has had on local shops, businesses and residents, the highway authority is not responsible for loss of trade as it performs its statutory duties as outlined in the Government's Standard Note SN/BT/200 last updated in November 2010. An extract from the Note reads:

Highway works ultimately benefit the whole community. Occupies of premises may be entitled to compensation if something is done improperly (for example, the blocking of access without authority) but not otherwise. Businesses have no right in law to any given level of passing trade, and may suffer temporary loss owing to disruption of traffic flows. Trade may fluctuate for a variety of reasons, and accurately assessing the losses directly attributable to works in the highway can be difficult. There is, too, an element of 'windfall' profit and loss: often when one trader suffers a rival business in the neighbourhood stands to gain custom as a direct result of the same works. There are therefore no plans to introduce legislation to create legal liability to compensate anyone for loss of trade when a highway authority properly executes road works under its statutory powers.

The full note is attached as Appendix 1.

Supplementary Question

Thanks for the comprehensive answer. One line does say "occupiers of premises may be entitled to compensation if something is done improperly" well if the culvert had been inspected then the sudden collapse could have been avoided and then it would have been done as planned repairs which obviously would have been a lot quicker than the three months that we have been waiting so long?

Councillor Ross-Shaw

Obviously you visited the sinkhole with me which I hope was an informative visit and there officers told you how the precise location of the culvert was not known so therefore we could not do those precise inspections on it. I think usually in these situations in terms of liabilities do we have a robust inspection regime in place which

means beyond reasonable matters that we would have found it we could have done so. I am happy to double check with officers but we are pretty confident in the position we have got.

8. Councillor Jamil

Will the Portfolio Holder join me in congratulating Horton Park Primary (in the top 40 state primaries in the country), Ilkley Grammar (the best comprehensive school in the region) and Bradford Grammar School (independent secondary of the year) after their inclusion in the Sunday Times' top schools rankings?

Answer

Absolutely yes. We work very closely with all Bradford District schools and it is a pleasure to see their accomplishments being acknowledged. It remains our ambition for every child to have equal access to excellent educational opportunities and this is very encouraging.

9. Councillor Wainwright

After the Autumn Budget does the Leader agree that the government continues to favour tax cuts for bankers and the rich over proper funding for local government and public services?

Answer

Absolutely, I agree with the Shadow Chancellor John McDonnell who has spoken passionately on this subject in parliament this week. The priorities of the current Chancellor are just plain wrong.

10. Councillor Cooke

Would the Leader of the Council confirm whether she considers it to be open and transparent, for a single member of the Council Executive Committee, along with an officer of the Council, to take decisions to purchase properties, without the knowledge or involvement of any other Councillors?

Answer

There are robust processes in place to ensure rigour is applied to all decision making in this area.

The taking of executive decisions is governed by the Local Authorities (Executive Arrangements) (Meetings and Access to Information) Regulations 2012 and the Council's Constitution, particularly Article 14 and the Executive Procedure Rules.

These set out the basis on which an executive decision can be taken by an individual member of the Executive or an officer in consultation with a Portfolio Holder. The delegation of functions to officers by the Council and Executive allows officers to take certain decisions within their area of responsibility, either alone (routine decisions including those of a professional, managerial, operational or regulatory nature), or after consultation with the appropriate Executive member with portfolio or chair of the appropriate committee.

Decisions are required to be recorded and published in accordance with Article 14.25A to G of the Constitution.

Consultation with other Members before a decision is made would depend upon the circumstances of the decision being taken and where property is concerned whether exempt information is involved. Officers are required to comply with the Council's Financial Regulations. Expenditure forms part of the on-going financial monitoring reports delivered for both the Executive and scrutiny arrangements.

Turning specifically to property purchases, the following process applies whether the property is being used for administrative, service delivery, regeneration or for income-generation purposes. All property is acquired through the Capital Investment Plan which is approved by Budget Council. When a suitable property is identified, following initial due diligence, a report is submitted to the Project Appraisal Group (PAG) chaired by Strategic Director Corporate Resource, to ensure that it meets all of the Council's investment criteria. If it is supported by PAG, then the Portfolio Holder and/or Leader are briefed, by the Strategic Director for Corporate Resource and Assistant Director for Estates and Property and if Members are supportive an acquisition progresses. The acquisition is recommended to Executive normally as part of a Quarterly Financial Revenue Monitoring Report, or via a set-piece report about the specific asset. On occasion, depending on the timing of negotiations for an acquisition, the detail may have to remain confidential. In this way, members have oversight of property acquisitions.

Supplementary Question

I apologise for there being a little bit of a theme here but I do think it is quite important. Thank you for the answer which is helpful in setting out where they are. My concern is twofold. The reality is that we can and are making multi million pound property transactions, purchases, which are not defined as key decisions which are not subject in the way that multi million pound procurement commissions are subject to scrutiny as per the law. The question I have isn't that anything wrong is going up but if we do not have good robust scrutiny of these things and that means using whatever processes we have available for us to scrutinise things then we are exposing ourselves to people out there beginning to question us making substantial multi million pound decisions, in effect in secret and not just in secret but one party in secret. Does the Leader not think that it would be wise to actually broaden the engagement in this in order to make sure that we have a more accountable system of dealing with these kind of major purchases?

Councillor Hinchcliffe

As you probably know we have compared to other local authorities across the country. We have been quite conservative with a small c really so far on making investments in property and anything else throughout the district. There are some local authorities out there like Warrington who have made literally £1.2b of property investment so they have been much more expansive than we have and I am not suggesting that we ever go that far. So the investment strategy behind this has obviously been scrutinised already. There are robust practices in place as outlined in the answer. I think as we progress I think obviously with this year with the budgets that we have announced we have also announced that we are going to go for

growth. And as we go for growth part of that is housing, part development but also how we use our own money to make more money and there isn't an awful lot but we need to make every penny go as far as it can. Therefore that is looking at investing in more property but also other investments and talking to West Yorkshire Pension Fund about how we do that. By going down that path we have already hinted at it we would be looking to establish some kind of investment committee for that kind of work as we start to move into that arena more robustly. Obviously have to talk to you about how that develops over time but that is something that we will be working over the next few months and obviously we will be coming out with an announcement probably in February next year when we have worked up those plans. Obviously the budget is still out for consultation. Once we have got that through then we can start to work up those detailed plans of how we are going to manage that money but obviously it is in all our best interest to make sure that investments are made responsibly and well. We have been very cautious I think and we probably do need to be a bit more ambitious in how we are using our money to make it work better for us but obviously that is got to be with due oversight and care and attention.

11. Councillor Berry

Can the Portfolio Holder give an update on the numbers of young people who are "NEET" (Not in Education, Employment, or Training) in the district and the measures being put in place to support those who have complex needs or who have not been able to be supported in mainstream provision?

Answer

The DfE has changed the measurement of NEET over the past couple of years so that the figure that is reported in their NEET scorecard is an average based on December to February. This year Bradford was exactly on the national average at 6%. Monthly data since then also indicates strong performance that continues positive trends in the District and compares favourably when benchmarked against statistical neighbour and national data.

All NEET young people up to age 18 have access to support from the NEET service delivered by the Connexions contract, this includes specialist advice for young people facing multiple and complex barriers to participation. Support can be accessed via live web chat on the Connexions site, by telephone or face to face. The contract for the service particularly emphasises support for young people with SEN, LAC, Care Leavers, and young people known to the YOT service. Any young person with an Education Health and Care Plan can also access specialist support to access education where appropriate up to the age of 25.

Supplementary Question

Firstly very good news on the Children Looked After placements. I would like to ask by way of supplementary if we are satisfied with the provision for those children who emerge into the post 16 scenario not having acquired the right to an education and health care plan but whose needs have not been picked up in the mainstream system up to 16, whether we are satisfied with the arrangements to enable them to get that provision and also bearing in mind the growth in Bradford, Leeds and other places of young people post 16 emerging into new forms of alternative provision,

whether we are satisfied that that provision is of sufficient standard to be able to support those young people who have vulnerabilities and complex needs? I accept that you will not be able to answer that now but I would appreciate some information in the future because I am genuinely concerned about it.

Councillor Val Slater

I wasn't expecting that aspect to the question but I can actually tell you that I am sure as you know that as a Council we sign up to sector lead improvement across Yorkshire and Humber and one of the projects at the moment across, and 11 Councils across Yorkshire and Humber are involved, is looking at what they are calling Send Transition so we are doing a self-assessment at the moment as are the other Councils. We will assess York, they will assess ours and then there is going to be a big event. What I am saying, although I do not have any facts and figures, it is an issue we are aware of, we are working with our colleagues, our peers, to see how we can best share good practice and develop on this.

12. Councillor Fear

To ask the Portfolio Holder how many downloads there have been of the Bradford Council app in each of the last three years as well as any data on the number of active users and incidents reported through the app?

Answer

The number of downloads each year of the Council app are shown below:

2015 - 26,013

2016 - 19,675

2017 - 27,768

Total - 73,456

Currently there are no statistics held on active users or on incidents reported specifically through the app.

Supplementary Question

If we are not collecting the stats on active users or the number of incidents reported using the app how are we evaluating its effectiveness.

Councillor Hinchcliffe

I can look at what evaluation we have done. Obviously the numbers show that a lot of people are downloading it. By word of mouth, people are obviously saying to each other you need to download this, it is obviously very useful. I think the numbers are a good indicator but I can find out what other evaluation there is.

13. Councillor Nazir

Will the Portfolio Holder for Regeneration, Planning and Transport give us a progress update on the proposed Odeon scheme and tell us what kind of impact he sees for Bradford if it goes ahead?

Answer

Bradford Live, the Council's preferred delivery partner has selected the NEC International Group (NEC) as their preferred operator, following a competitive

marketing process, to deliver a 4,000 capacity live music and conference/exhibition space in a refurbished Bradford Odeon. This proposition is seen as a significant 'game changer' to the city, as a successfully redeveloped former Odeon will strengthen the night time offer in the city centre. NEC have predicted that they will attract circa 270,000 visitors a year to the city centre providing a substantial boost to the existing retail/leisure city centre business. The current anticipated opening of the venue is Autumn 2020.

Last week the Executive approved in principle providing a loan to Bradford Live in the region of £12m, which would be repaid by the rental income provided to Bradford Live from the NEC Group. This secures the majority of the funding required to complete this transformational project for the district and the wider City Region.

Officers are working closely with Bradford Live and the NEC in seeking funding from the government's Northern Cultural Regeneration Fund, WYCA's Regional Growth, and the Heritage Lottery Fund. The Leeds City Region LEP has selected the Bradford Odeon as their entry to the Northern Cultural Regeneration Fund and we are grateful to have the support of our neighbouring authorities in Leeds, Calderdale, Kirklees and Wakefield. The scheme now goes on to national consideration and we are anticipating an announcement on who will secure funding in March 2018. Imran Hussain MP has already secured a meeting with the Minister of State within the Department of Culture, Media and Sport, Matt Hancock MP to discuss the project and again we are grateful to have the support of all the district's MPs from all parties.

A further update on the progress of the legal and financial arrangements will be provided at the Executive's meeting on 9 January 2018. We are conscious that members are keen to be sighted on this important project in the district and we have tasked officers with looking at ways we can actively involve members albeit during a highly sensitive commercial and legal process.

14. Councillor Pennington

Further to the announcement that after 22 years, the Council is to evict the much used News Kiosk from Centenary Square, would the Leader of the Council confirm whether she agrees with me that many of the people attending the events that we try so hard to attract people to, held on and around the Square, may well find this an inconvenience and can she confirm whether any consideration has been given to offering the tenant a sensible relocation?

Answer

There are a number of other retailers in very close proximity to City Park that offer similar products and services to the kiosk, so visitors will still be able to purchase their goods whilst attending the events that take place in and around City Park. By removing the kiosk we open up that area of City Park, which allows better movement around the area when we hold major events, such as the Illuminate festival, which attracted 200,000 people to the city over the course of three days. We would of course welcome the opportunity to explore suitable alternative locations with the tenant and go through the range of incentives available, such as capital grants to assist with building improvements and equipment purchases, as well as the business rates rebates that are available as part of the City Centre Growth Scheme.

Supplementary Question

Your comment to the answer I am grateful to you for. The tenant will indeed need some help from the growth zone. We all ought to know in this room just what has happened to the poor chap in the newsagents kiosk. He has spent two years and £1,500 negotiating the legals with the Council to get his tenancy agreement extended or renewed. He has also spent £2,600 on paying the arrears for his rent and rates which should have been laid at the previous tenant's door and our rating office have literally threatened him with eviction if he did not pay. So he is £4,000 out of pocket and this is something that quite frankly none of us can be proud of. As to the question of new premises could I ask the Leader that we look very seriously at relocating him into part of the Pavilion.

Answer

If the tenant can prove that the previous owner is liable for the rent and rates then obviously it will be down to him. I have dealt with quite a few cases with council tax and business rates collection where the local officers just need the proof and they will apportion that debt to the other person. He has to have evidence to show that and if he has evidence then I am sure they will talk to him. So it is having the evidence I think is the important part of that. You talked about other locations. Obviously there are other locations in the city centre which would be able to have small business rate relief as well with so we have units quite available. The Pavilion is already rented out to a private company so I do not think there is an opportunity there as far as I know but there are obviously other units available in the City Centre and I am sure our economic development team will be happy to talk to him about other opportunities.

15. Councillor Nazir

Will the Portfolio Holder for Education, Employment and Skills give an update on the situation at Bradford College?

Answer

Bradford College's inspection report and the issuing of a financial notice to improve are a matter of public record. We recognise the critical role the College has in the District in educating and developing our current and future workforce to meet local business needs and deliver economic growth. Almost 40% of the young people on a post-16 study programme in the District are attending Bradford College so it is vital that they can offer a high quality, financially sustainable curriculum.

The Council will therefore support the College in any way we can to accelerate the improvements that are needed. As Skills lead for West Yorkshire Combined Authority and as Leader of Bradford Council, the Leader is seeking a meeting with the Chair and Principal once the FE Commissioner has completed their review.

16. Councillor Wainwright

Would the Portfolio Holder comment on the possible impact in Bradford arising from the little-publicised plans by the government to remove refuges and other forms of short-term supported housing from the welfare system?

Answer

The government has announced that short term Supported Housing, for example for the homeless and women's refuges, will no longer be funded from the welfare system and will instead be overseen by Local Authorities. Many refuges rely on the funding they get from Housing Benefit and are concerned they will have to close if the government removes this funding source from them. Were this to happen clearly there would be a severe impact on some of the most vulnerable people in society. Longer term supported housing including extra care and sheltered and those for learning disabilities will continue to be funded via Housing Benefit.

We are expecting to get a similar amount to that which is being spent on Supported Housing currently. The government has said the money will be ring-fenced but it is unclear whether the amount itself will remain the same or whether what we get will be restricted in terms of how we can spend it. Clearly it's critical that this vital service is properly funded by central government if a sufficient level of support is to be offered.

Local Authorities overseeing the future model of Supported Housing does offer us a potential opportunity to ensure provision is meeting the needs of some of the district's most vulnerable residents, but it is vital that the service is sufficiently funded to ensure that those needs are met.

The consultation ends in January and we are consulting as widely as possible as we consider our response, including with refuges in Bradford.

17. Councillor Riaz

In Bingley Rural Ward, there has been a spate of burglaries and car jackings. This has even been raised in Parliament, by our local MP. Residents report concerns that rural crime and policing are often forgotten due to the prominence given to urban crime and policing. Obviously, this issue is primarily a policing issue, and not the Council, but as, crime is a holistic problem, I would like to ask The Leader of the Council to advise members regarding what action could be taken by Bradford Council itself, to respond to this spike of crime in my Ward?

Answer

Ward Councillors, Council Officers and officers from West Yorkshire Police attended a residents' meeting on 4 December and provided crime figures and updates about the work being done to address these concerns.

The Police spoke about the visibility plan and the policing team for Bingley Rural ward – which includes checking for houses that are in darkness and providing relevant crime prevention advice.

A detailed overview of the specialist skills, faster vehicles and additional resilience provided at the request of Districts was given, along with details of how the ANPR system operates. The meeting was told that the Police are regularly patrolling Bradford District, and Shipley constituency as a whole.

Details were given regarding current staffing numbers, the recruitment process and how that has increased the number of officers within Bradford District.

18. Councillor Farley

Almost two years on from the Boxing Day floods of 2015, will the Leader assure us of the steps the Council has taken to prepare for any future incident?

Answer

An update on progress made following the Flooding Scrutiny Review into the Councils response to the flooding event of Boxing Day 2015 was recently reported to Corporate Overview and Scrutiny Committee on 26 October 2017. This followed a previous similar report to the same committee, one year earlier, on 29 September 2016. The purpose of the report was to receive details of further improvements to the Councils response and on flood related work to prevent future flooding.

Key improvements include:

- Since January 2017 there has been a weekly teleconference call during adverse weather (or a weekly West Yorkshire group e-mail circulated at other times) involving the Met office, Environment Agency, Blue Light services and West Yorkshire Councils to connect the possible impacts of any predicted weather events and determine the necessity for any standby arrangements.
- All 'responding' Council services have identified their service response required for each level of alert within the Adverse Weather Plan. This is activated as appropriate by the Emergency Management Team whenever a weather alert is received.
- All services now have stand by/call out arrangements in place that are appropriate for that service and the foreseeable demands that are likely to be placed upon it.
- A protocol is in place for monitoring highway grills for which the Council is responsible. Depending on their location and history of collecting debris they will be inspected on either a monthly or quarterly basis which is supplemented with additional inspections when severe weather warnings are received.
- A permanent stock of sand bags and flood sacs is now available for deployment by Council staff to manage major flooding incidents under the control of the Duty Drainage Officer. The Sand Bag Policy, which is displayed on the Council website, compliments individual's responsibilities to protect residential and commercial property. The stock is made up of 6,000 sandbags, 1,340 dry FloodSax, and 660 HydroSnakes. (5,500 items kept at Stockbridge Depot in Keighley, 1000 items kept at Wakefield Road Depot in Bradford, 1,500 items kept in locations in Apperley Bridge, Ilkley and Addingham.)
- Out of hours, the duty Emergency Planning Officer is responsible for sending any necessary e-mail to senior officers, Group Leaders and Councillors to advise of emergency situations as well as any social media to provide reassurance and provide key flooding messages.
- To mitigate and improve communications during high call volume periods, a message process has been configured which allows the Gold/Emergency Planning team to set a message against 01274 431000, the Council's Contact Centre number, to provide an information message to the public in emergency

situations and divert them to alternative channels of information.

- Frontline responding services are equipped with necessary smart phone capability to ensure necessary coverage/communications in the field.
- The Council has signed up to the Environment Agency (EA) floodline number that allows Bradford residents to ring a national helpline number and receive flooding information relating to the Bradford District.
- The Council's website has been revised with access to up-to-date and detailed flooding information, advice and support available immediately from the front/home page on a single button.
- Significant progress has been made in engaging with Parish Councils and local communities in developing local Emergency and Flood Plans. Each Local Council engaged in the writing of plans has had the opportunity to look at their storage needs for locally based and maintained resources and address those individually. These include provision of radios and flood sacs.
- A flood information pack which included a laminated leaflet providing advice on what to do when a local flood warning is in place, when flooding is happening and recovering from flooding, was produced jointly with the Council, the EA and Leeds Flood Resilience Project and funded with Local Levy monies. The pack was sent district-wide to properties that had reported flooding and received Council Tax rebate and/or applied for a property level Flood Resilience Grant following the 2015 floods and those considered to be at risk. In total, packs were distributed to 6,000 properties and businesses in the Bradford district as well as being placed in Council libraries and available on-line on the Council website at <https://www.bradford.gov.uk/browse-all-news/press-releases/flooding-information-pack-being-sent-to-residents/> . The Council and the EA continue to actively encourage residents and businesses to sign up to the flood alert system. The EA produce reports from their automated system to show take up of this Flood Warning Service in the highest risk areas. Across Bradford in those areas, approximately 75% of those properties are assessed as being potentially warned, i.e. a property that could receive a warning. It is therefore important to continue to publicise the system to develop greater coverage of early awareness of flooding.
- The Councils Joint Leadership Team recently undertook a “desk top” exercise to understand and test the Council's response to a major flooding incident within the district.

In addition to the above improvements to the Councils response to flooding incident, the Council is also identifying and delivering cost beneficial solutions to reduce future flood risk across the district. Full and further details of this and all of the above can be found in the Corporate Overview and scrutiny report of 26 October 2017 via the following link

<https://bradford.moderngov.co.uk/ieListDocuments.aspx?CId=139&MId=6710&Ver=4>

Before this Full Council, officers from the Council, Yorkshire Water and the Environment Agency held an event in this chamber to provide more information for members on flood risk and to answer any questions you may have on the issue more generally and I hope as many members as possible attended.

19. Councillor Bacon

In these challenging times for local authority workers with growing demands and reduced resources it was good to see the Council's employee awards event held recently to recognise the hard work of staff – will the Leader tell us about the successful award winners this year?

Answer

This year's service excellence award winners were recognised at a ceremony at Bradford City Football Club's event suite on Friday, 10 November. Some 118 individuals and 27 teams received awards. At the event we hosted special guests Gareth Gates and Bradford Rock Choir. The event was made possible thanks to our event sponsors – AdviserPlus who provide our HR Plus service for managers, and Comenius, our supplier for our Evolve system. On the night a number of awards were given as follows:

The Employee of the Year 2017 is Amjad Ishaq, Environmental Services and Enforcement Manager. Amjad is a fantastic team leader and role model. His team has led the way in projects including taking a hard line on fly tipping, resulting in over 20 prosecutions this year.

This year Team Nominations were of exceptionally high standard, and the panel came to the conclusion that 2 individual teams should receive 'Team of the Year' Awards. The Dealburn Road Household Waste Recycling Centre and Holmeview Resource Teams received Team of the Year Award both teams went the extra mile in different ways.

Our Leader of the Year is Susan Spink, Programme Manager for Waste Services, who built a great team, inspired people to go the extra mile and whose project has made substantial savings.

The Council's Apprentice of the Year is Kara Sutton, Apprentice Learning and Development Technician in HR. Kara has taken to her duties with exemplary professionalism and is a role model for apprentice attitude, behaviours and commitment.

We also have a Special Recognition Award. This is awarded to our unsung heroes. Our goal is to sing some of their praises and give them the recognition they deserve for the good works they do day in and day out. This year's winners are Maureen Axon, who works within the Department of Children's Services as a Community Resource Worker, Derek Smith a Transport Driver and Peter Marks, a Transport Escort from the Department of Place.

As well as our award winners, the Leader would also like to say huge thank you to ALL Council staff, who one way or another are working all year round to help make the Bradford District a better place for everyone.

20. Councillor Ward

To ask the Portfolio Holder for Education, Employment and Skills: What due diligence measures did the Portfolio Holder take to ensure that Wakefield City

Academies Trust (WCAT) was a suitable sponsor for Bradford schools and has the Portfolio Holder followed Wakefield Council's lead in referring WCAT to the police?

Answer

In late 2015, WCAT was granted cash by Government as a flagship "northern hub" academy trust through open competition. The Trust was allocated to Bradford through the RSC (Regional Schools Commissioner's) office. Academy sponsors selection is the decision of Government. Our disappointment and concerns continue to be raised with Government and are further articulated in the relevant Motion to Council to be discussed later today.

When the National Schools Commissioner Sir David Carter appeared before the Commons Education Select Committee on 5th December, he admitted that the Department for Education had given WCAT an "impossible" task by allocating the trust 14 schools in special measures within a 32-month period. He said he was "confident" lessons had been learned. However, as this district's local democratically elected representatives, we will continue to press for greater transparency and more robust regulation as we call on the DfE to ensure this can not happen again.

Supplementary Question

Thank you very much for the answer to two questions but the answers are a bit too long for the focus. Can I just check with him to para-phrase his first answer as being none and his second answer as being no?

Councillor Imran Khan

That's my answer. Obviously your choice whether you want to accept that or not. We will have another discussion about this further on.

21. Councillor Farley

Will the Portfolio Holder give an update on the road improvements being made at North Street in Keighley town centre?

Answer

The works are progressing well. New stone paving works have been completed outside the shops and are receiving positive comments from the shop owners and the public (as reported in the T&A); the remaining area of stone paving will be completed within the next two weeks.

The new left-turn lane into Cavendish Street is on-going and although public utility diversion works by other parties have caused some delay to this part of the scheme, works should be substantially completed before Christmas.

It is anticipated that the full extent of the highway works will be completed in the early New Year followed by replacement tree planting.

The scheme is one of a number of initiatives undertaken in the town centre to improve traffic flows, including re-opening the old emergency exit at the bus station, which has allowed buses to avoid North Street when leaving the station. This resulted in journey time improvements of several minutes for buses and should contribute to reducing congestion on North Street.

22. Councillor Barker

In relation to the freehold transfer of Burley Library to the Burley in Wharfedale Parish Council, can the Portfolio Holder for Environment, Sport and Culture please provide an update of when the work, comprising the 'asset lock' governing this process, will be completed?

Answer

The Asset Lock which is by way of a Deed has been sent out to Burley Parish Council for signature. It is anticipated that this will be received back imminently upon which it will be registered with the Land Registry.

Supplementary Question

Can I thank the Portfolio Holder for the answer that has been provided? Just a couple of things. Is it possible for me to have a copy of the asset lock concerned and also have you any sort of timescale in mind when this work might be completed?

Councillor Ross-Shaw

Yes I will see what we can send over to you and I will get a timescale as well.

23. Councillor Nazir

Does the Portfolio Holder welcome the news that Bradford is the joint fourth most improved local education authority area in the country on the Progress 8 measure and can he tell us how schools are working to make further improvements?

Answer

Yes. We continue to work closely with our schools. In our maintained schools officers work with schools focussing on attainment and achievement, in academies this is the role of the office of the RSC. Across the District however the LA has undertaken a number of different strategies to support the standards agenda including supporting teacher recruitment and securing a new Free School for SEND.

24. Councillor Warnes

Can the Leader of Council please tell us how many street trees have been removed across Bradford District over the past five years; and how many new street trees have been planted?

Answer

Since 2010 some 350 separate highway instructions have been issued that resulted in one or more trees per location being felled from a population in excess of 18,000. Approximately 30 have been replaced in highway locations as site conditions permit. Sadly it is not always possible to replace street trees due to the presence of utilities underground, which prevents the planting of trees over them.

There has also been 14 hectares of new planting off street since 2012, the equivalent area of 21 football pitches or around 15,000 trees. Work is ongoing to create a Trees and Woodland Planting fund to collect donations and grant funding to allow additional tree planting to take place across the district.

Supplementary Question

Thank you very much for the response. I appreciate that this sort of information is quite hard to get hold of. If you read the stats what this means is that we are going to lose half of our street trees in the next 25 years unless we change what we do. As a couple of follow up questions. Could I ask please what proportion of those separate highways instructions were – let me just rephrase that. Of those 350 separate highways instructions what proportion – I cannot phrase the questions. I do apologise. What I am trying to get at is when we have taken trees out, of all the trees we have taken out, what proportion are we not putting back in because there are utilities running under the pavement and what proportion is simply due to the fact that we haven't got the money and just as a quick follow up, when are we going to have this Trees and Woodland Planting fund in place please? I apologise for the confusion.

Councillor Hinchcliffe

First of all about the answer to the 350 separate locations. I think they will not probably record it to be quite honest by number of trees which is why in the answer it says one or more per location. I do not think they have talked about what number per those 350 is involved there. I am not sure that information will be available. I am not sure how you get to half the statistic you were getting to there like half the trees or whatever. I do not see that in the answer so it must be some maths there that you have done which makes a few assumptions which maybe incorrect. So you might want to check some of those assumptions with Councillor Ross-Shaw after this meeting. The Trees and Woodland fund I am sure Councillor Ross-Shaw can advise on that – sorry it is Councillor Ferriby who can provide on that. I am not sure we can do two. We will let you know.

25. Councillor Bacon

Will the Leader tell us about the main aims of the new “Bradford Pound” social value policy and what opportunities it might offer residents, local businesses and the Council?

Answer

Our ambition is to grow the Bradford economy and in doing so we will look to creatively use both our influence and our procurement approach to increase the capacity of Bradford's local supply market. Moreover we want to ensure that we maximise the potential to motivate our suppliers to promote and instil an ethos of inclusive growth so that economic activity has a beneficial impact that is spread across society. In short, every pound that we spend needs to do more than purchase high quality value for money supplies, services or works: it should in aggregate also be a lever for growth contributing to Bradford's economic resilience; colloquially we refer to this as the 'Bradford Pound'. With a supplier spend of £406m we've got the potential for a big local impact.

26. Councillor Berry

Can the Portfolio Holder provide an update on the numbers of looked after children placed out of the district over the last 6 months?

Answer

In the last 6 months (Jun-Nov 2017) there were 507 placements of looked after children, of which 115 (22.6%) were out of the Bradford district. Of those 115, 55 were within West Yorkshire and 60 further afield.

27. Councillor Davies

Are there any plans to introduce a 'live chat' option on the Council's website to enable improved interaction with residents?

Answer

Recent and on-going improvement to the Council's IT systems are making the provision of web chat a possibility and introducing this is planned as part of the on-going strategy to introduce more flexible and cost efficient ways for people to contact the Council. We are currently considering where best to trial the introduction of web chat and plan on trialling this in a single service area next year before any wider roll out.

28. Councillor Nazir

Will the Portfolio Holder for regeneration, planning and transport give an update on the planned revamp of Forster Square station?

Answer

The Forster Square Station project is progressing well. The Outline Business Case, which is a critical phase in the development process, was completed and approved earlier this year. That allowed for the release of funding to develop the next phase, the Full Business Case (FBC), in June. We are now working up the FBC works requirement which includes the detailed design and construction specification, over the course of the next year.

As one of the early phases in this work we are holding a two day public consultation on Forster Square Station on the 12 and 13 December. There are a number of elements of the scheme where we are keen to get some feedback from station users. The current plans are to make much greater use of the railway arches that will be exposed with the removal of the existing stairwell (the lift will be replaced in the new scheme) and the potential design of 'pods' to be installed within them to allow better station facilities, such as a heated waiting room, retail, bike storage, staff facilities etc, is one element we are keen to get feedback on. We are also looking at options for a pocket park where the current unused open space by the existing arches is.

There is a fantastic architectural heritage at Forster Square station that is currently under used and appreciated and our hope is the redevelopment will provide us with the opportunity to rectify that and create a suitably impressive gateway entrance into the city.

At this stage we are on track for the on-site delivery of the station scheme by early 2021.

29. **Councillor Azam**

Will the Portfolio Holder outline the support the Council has been providing to the Oastler Market and top of town businesses in recent months and in the run-up to Christmas?

Answer

The Council has put together the following support package to assist the Oastler Centre/Market traders and adjacent businesses. These have been well received by traders who are working with our officers to promote the various schemes to their customers.

Markets Events

A new events space has been created in the market that is intended to be used for various promotional events, 'pop up' test trading, product launches or general awareness/fundraising campaigns.

These events are aimed at showcasing to those new customers visiting the event space the wonderful products and services that are available in the market. Some of the event organisers that have booked the events space, such as the Print Fair that took place in late November, will heavily promote their event and bring with them their own customer base and traders can hopefully benefit from the increased footfall.

A number of events have been planned up to the end of the year, some of which have already take place, as follows:

- **Saturday 25 November:** Top of Town Christmas Party with Bradford Print Fair, Made in Bradford, Brick Box, Sparrow Pop Up Bar, Sonia's Vegan Food Pop Up & Xmas Food Walk hosted by Wur Bradford. This was a great success at bringing in a new audience to the market and generating a great atmosphere around the market and the Top of Town.
- **Saturday 2 December:** Emma Hardcastle Book Reading & Bookstart Bear Winter Tour.
- **Saturday 9 December:** Pottery Workshop by Hive and Sonia's Vegan Pop Up.
- **Friday 15 December:** NHS Winter Nutrition Stall & Ministry of Food Live Festive demonstrations.
- **Saturday 16 December:** Young Masters Festive Workshop with Local Sculpture & Craft Artists.
- **Thursday 21 December:** The Pulse 2 Crew register entries for '*Delights from the Stall*'
- **Friday 22 December:** The Pulse 2 Crew register entries for '*Delights from the Stall*'
- **Saturday 23 December:** The Pulse 2 Radio station promoting '*Delights from the Stall*' competition with winners being announced on this day. The prizes will be from the products and services available in the market

Throughout the rest of December the event space will be used for traditional festive entertainment including a Santa's Grotto and music from the Gawthorpe Brass Band,

Harmonium Services & Pennine Chimes and we are already in talks about possible events for 2018.

Markets Shuttle Bus

- A new shuttle bus service has been launched that operates between the Interchange and the Oastler Centre in conjunction with a local bus company TLC Travel Ltd and West Yorkshire Combined Authority.
- The new Markets Shuttle service will be provided by TLC Travel Ltd as part of their existing routes in the city centre, with two buses an hour going direct from the Interchange to outside of the Oastler Centre on John Street.
- Customers will be able to catch either the 635 bus or the 676 bus from Stand 1 at the Interchange to take them to the Oastler Centre and the 635 bus, 643 bus or the 644 bus from either the bus stop on John Street or on Westgate to the Interchange.

This service is funded by West Yorkshire Combined Authority and will have a special fare of just 50p each way, all concessionary or free passes will also be valid. Leaflets promoting the service have been distributed to key stations as well as to traders.

Business Support

- Dedicated business coaching has been put in place to support all market traders as well as tenants of the external retail units based at the Oastler Centre
- This includes one to one support tailored to the individual development needs of the businesses.
- The Business Coach will also assist with accessing funding, particularly for businesses interested in relocating to properties within the City Centre's Priority Streets area.
- Training and development needs analysis is also on offer along with access to a training package including Worldhost customer service accredited courses, tailored workshops and other accredited courses to develop key business skills.

This is all in addition to our day to day work in supporting and promoting the markets across the district, including events at Keighley, Kirkgate and the Oastler centre. We are continuing to look at ways to improve our markets offer across the district and to drive up footfall.

30. Councillor Reid

To the Portfolio Holder: What proportions of the properties on Bradford's Empty Homes Register were reported to the Council (a) by members of the public? (b) by Members of Council?

Answer

The number of long term empty properties in the district has fallen by 3,371 since 2009 and we continue to work with property owners to get such properties back into use.

Information relating to empty properties is maintained in the Council Tax system and updated with information from owners, tenants, managing agents etc.

Of the cases which the Council's Empty Homes Team is currently dealing with, 1% were generated by enquiries from Councillors, 33% were generated internally as either proactive investigations by empty homes officers or as referrals from other Departments, and the remaining 66% were received as complaints / requests for service by members of the public.

Supplementary Question

I thank the Portfolio Holder for a straight forward and helpful answer. Given that Bradford's number of empty homes per square kilometre is twice as high as the rest of other West Yorkshire districts the answer does suggest a significant amount of untapped intelligence within this Chamber. Will Councillor Ross-Shaw join me in inviting Elected Members to add to their New Year resolutions report more empty homes in 2018?

Councillor Ross-Shaw

I agree there probably is an untapped intelligence in this Chamber. I am happy to work with him to identify it.

31. Councillor Farley

In spite of the government cuts can the Portfolio Holder assure us that we will maintain substantial gritting coverage across the district this winter?

Answer

The Winter Maintenance operation will still be maintaining a resilient gritting coverage across the network that accounts for 62% of the network. This compares favourably with Calderdale at 50%, Leeds at 43%, Kirklees at 53% and Wakefield at 42% whilst making the previously approved budget savings.

This has been accomplished in part by redesigning the gritting routes to make efficiencies in relation to mobilisation and treatment times, saving on procurement of weather bureau services, and reducing and consolidating salt stockpiles at the start of the winter season whilst still providing 30 days' operational resilience for the service.

We store 24,000 tonnes of rock salt to use over the gritting season, with 34 gritting lorries and staff on call 24/7 from October through to April.

At last year's budget we provided additional funding to the gritting service to help restore some previously de-prioritised routes and this, along with the efficiencies, has seen us able to anticipate the 62% coverage this year.

32. Councillor Pennington

Would the Portfolio Holder for Regeneration, Planning & Transport provide members with details of any measures that are to be taken to ensure the continued operation

and success of Uriah Woodheads, when the installation of the Cycle Super Highway prevents the company from receiving deliveries and collections etc from large vehicles?

Answer

The Cycle Super Highway scheme will narrow the carriageway on Valley Road and change it from a two-way street into a one-way street heading north towards Queen's Road.

There are no proposals to close the access points from the public highway to Uriah Woodhead's premises.

Computerised modelling shows that large goods vehicles (LGV's) will still be able to gain access to Uriah Woodhead's premises through their existing gates although it is recognised that space will be tighter than it is at present because of the road narrowing.

An offer has been made to Uriah Woodhead to provide, at no cost to them, a new, wider gateway in order to maintain the same ease of movement for lorries. This offer has not so far been accepted by Uriah Woodhead but is still available and the money has been included in the scheme budget.

During the construction phase and before any work is undertaken that will affect traffic movements on Valley Road, there will be further consultation between the businesses and the Council and its Contractor to ensure that any temporary disruption caused by the construction works will be kept to a minimum.

Work on the scheme has currently started on Hillam Road and is currently on budget and on schedule to be completed by September 2018.

Supplementary Question

I am glad we have got to this one. Are all planners psychopaths?

Councillor Hinchcliffe

I am not sure that that question justifies an answer Councillor Pennington to be quite honest. We have given a response here and there is support out there for the business concerned in terms of the entrance if they wish to avail themselves of that and that is still available.

33. Councillor Poulsen

Would the Leader of the Council, confirm in which areas businesses have been approached to sponsor Christmas Trees for this year and how were these areas chosen?

Answer

The Council, in partnership with Festival Lights, has historically funded the supply and installation of nine Christmas trees across the District. All these are now being offered as sponsorship opportunities as part of an agreed budget saving. Four of the trees are provided at locations within Local Council areas, Haworth, Ilkley, Bingley

and Keighley and the appropriate Local Councils have initially been offered the opportunity to take on the sponsorship. Local businesses have been offered the opportunity for the remaining trees, including in the city centre, together with any not taken up by the four Local Councils. Two of the nine will be sponsored this year, one by Keighley Town Council and the other by Harron Homes for Queensbury. Officers will continue to seek sponsorship for the trees ready for next Christmas.

Supplementary Question

Can I just check obviously a lot of the local businesses that were contacted this year were contacted quite late on with only a few weeks and obviously the trees had already been ordered by then. What will happen next year if there is no sponsorship coming forward? Will there be a tree cull?

Councillor Ferriby

Unfortunately if there is no sponsorship coming forward next year there will be no trees but the Council has worked successfully in other areas with parish councils that have provided trees and local community and residents groups but I have already spoken to officers, it was quite rightly as you say late in the day when contact was made but those contacts have been made with parish and town councils and we will be moving forward with contact with businesses as well to make the opportunity available then to sponsor trees.

34. Councillor Heseltine

Can the Leader of the Council confirm that any proceeds from the sale of Priestthorpe Annex, the building owned by the trust, will be administered by the trust and income generated used for the benefit of Priestthorpe School, as per the discussions that have previously taken place with the school?

Answer

The school building now known as the Priestthorpe Annexe, Bingley is held by the Council as Trustees of the former Bingley Science Arts and Technical School (the former school). The terms of the trust are set out in a conveyance dated the 23 October 1889 between Alfred Sharp Esquire and the trustees of the will of James Sharp Esquire which conveyed the property to the " Trustees of 'the former Bingley Technical School'. The conveyance sets out various educational objectives of the trust which intended to benefit both children and adults of Bingley.

The property became vested in the Council as trustees on 1 April 1974. Until 2002 when the former school closed the building was used for the provision of education and vocational training.

In August 2017 the Councils Regulatory and Appeals Committee sitting as trustees resolved to seek expressions of interest for the disposal of the building. The closing date for such is the 26 January 2018. In March 2018 a further report will be presented by the City Solicitor to the Committee who will consider the matter and how any proceeds of sale can be used to further the objectives of the trust.

Given the objectives of the trust is to benefit both the children and adults of Bingley any income from proceeds may in part be used to benefit the existing Priestthorpe

school but not exclusively so. I am unaware of any conversations that Cllr Heseltine has had with the school but am happy to be appraised of them.

Supplementary Question

The humbugs are still waiting. Thanks for the answer. The Council I am told had the conversations with Priestthorpe School not me. I was just relaying that information and can you clarify the process and confirm that the Trust will hold and distribute the funds?

Councillor Ross-Shaw

I do like humbugs so I will take a few. So I do not know when the school believes the conversations took place, I suppose over the past 18 months there has been a big change round in the Asset Management Department and on the Executive as well. So it might just be that the conversations took place before that. Happy to have another conversation just to make sure they are aware it is children and adults. Obviously anything we do in that area for the benefit of educating children the school you would anticipate being involved and we would not want them to be unduly worried. I think it might be easiest to just get a written statement to you about the process so that you are aware of it and we can just have it clarified.

35. Councillor Stelling

Events, such as the recent Illuminate Bradford, saw huge numbers of people drawn into town creating a real buzz. Do we know what the economic boost these events bring to businesses in the City Centre? Have there been any conversations with City businesses to see how this could be maximised?

Answer

Illuminate Bradford attracted 200,000 over three days into the city centre (13-15 October), providing an estimated £2,757,321 benefit to the local economy. Over 200 local people were employed by contractors to work on the event and 159 local artists took part in the event. We are increasingly working with city centre businesses to coordinate activities and therefore maximise the opportunities presented by the signature events staged in the city centre. The Bradford BID group led by Ian Ward at the Broadway are keen to be involved.

36. Councillor Heseltine

In response to questions asked by residents of Bingley Ward, can the Leader of the Council list the funds that have been paid over the last 5 years and any that are currently identified for payment till the end of the funding streams and specify what the funding was for, to companies operating in Bradford City Centre that are non footsie multinationals or footsie 250 and companies with a turnover of £1 million plus?

Answer

Information based on the grants administered by Economic Development as part of the City Centre Growth Zone initiative in the last 5 years is detailed on the spread sheet attached as Appendix 2 to this document. We are unable to access information on other grant sources. The funding provided has to comply with the

parameters of the funding as agreed with Government. Much of the funding listed was through the City Centre Growth Zone. The Council provided 50% of this funding and the Government provided the other 50% through the Regional Growth Fund. The Government is not making available this kind of funding again for town centres however we are looking at what we as a council can do locally for other towns in the district.

37. Councillor Heseltine

Can the Portfolio Holder for Environment, Sport and Culture confirm that Bingley Music Live will take place in 2018?

Answer

Yes, I'm delighted to say Bingley Music Live will be back again next year after such a brilliant event in 2017, which generated a surplus thanks to some really positive close working with local businesses as sponsors and contributors, alongside advice from residents and the wider community – and not least of course the great entertainment on offer. It's good news for Bingley and the district as a whole that it was such a success and that it will be back next year.

38. Councillor Rachel Sunderland

Noting the difficulties in getting a response from Officers, can the Portfolio Holder please provide me with an update on plans to repair the bridge in Peel Park, the associated costs and timescales associated?

Answer

The instruction to undertake repairs has been issued to the Council's structural engineers and it is expected that works will be completed by Spring 2018 at an estimated cost of £25,000.

Please feel free to get in touch with me directly any time if you feel you are not getting a speedy response from officers and I'll be happy to assist.

39. Councillor Poulsen

Would the Portfolio Holder for Regeneration, Planning & Transport, advise colleagues of the current average time between the need for a street light repair being reported and the light being repaired and how many are awaiting repairs for over 28 days?

Answer

At the current time the average repair time for street lighting faults is between 15 and 20 days. Council Contact officers have been advised to inform the public of a 20 day service level, although many are completed before this.

At this time of year the number of fault reports increases significantly, using November as an example there were 1262 repairs ordered for reported faults.

As it currently stands there are 879 repairs yet to be completed with 126 over 28 days (14.33%).

Supplementary Question

I am not going to give you a list of lights. I just want to say the online reporting system is very good where you can click on the street light and report it which works very well and people find that easy to use. What I think we need to possibly look at if you take it forward is once the light has been reported as faulty the date or something that it was reported or an anticipated repair date is on the system as well so that people are not constantly then ringing 431000 and repeatedly chasing lights that may be due to be repaired the following day. Just something possibly in the future to look at.

Councillor Ross-Shaw

I am disappointed. I was expecting a specific example that you were going to complain about but glad to hear the website is working well. It is really a good tool if anyone wants to use it if they do have street lights. We do get a lot of reports this time of year and I know our staff are working very hard to get them all back up and running. I will certainly feedback about how we can improve. I presume you are talking about the website itself so it is a good idea. Thank you.



Roads: compensation for loss of business from road works

Standard Note: SN/BT/200
Last updated: 17 November 2010
Author: Louise Butcher
Section: Business and Transport

This note explains the right of businesses to compensation in the event of loss of trade due to road works.

Compensation is a complicated subject and any individual whose business is affected is strongly recommended to consult a legal professional to advise on their rights and who could also act on their behalf in negotiations.

The general rule is that there is no compensation if a business is affected by road works. Successive governments have taken the view that businesses should not have the right in law to any particular given level of passing trade, and that traders must take the risk of loss due to temporary disruption of traffic flows along with all the other various risks of running a business. There is no statutory provision for compensation by the highway authority (as opposed to a utility) if a business is affected by road works. Where land is not being acquired, compensation for loss of business attributable to road works carried out by a utility is payable only where the relevant statute authorises it.

Information on other roads-related issues can be found on the [Roads Topical Page](#) of the Parliament website.

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1 Road works and loss of trade

Relating specifically to road works, where a highway authority (as opposed to a utility) carries out works under a statutory power or duty and performs these properly, there will not at law be any liability on the authority for any loss of business. Owners of businesses have no right in law to a maintained level of passing trade. Temporary or permanent reductions in traffic flow are considered to be part of the risks of running a business. The owner of a business would only have a claim against the highway authority for road works (the Secretary of State in the case of trunk roads and the county council or unitary authority in the case of local roads) if the loss of business was a result of negligent action by the highway authority or contractor.

The then Conservative Government looked at the case for a general right to compensation when the [New Roads and Street Works Act 1991](#) was passed and opted not to make any changes to that effect.¹ Successive governments have taken the view that businesses should not have the right in law to any given level of passing trade, and that traders must take the risk of loss due to a temporary disruption of traffic flows along with all the other risks of running a business. This position was set out by the then Transport Minister, Keith Hill, in July 2000:

Highway works ultimately benefit the whole community. Occupies of premises may be entitled to compensation if something is done improperly (for example, the blocking of access without authority) but not otherwise. Businesses have no right in law to any given level of passing trade, and may suffer temporary loss owing to disruption of traffic flows. Trade may fluctuate for a variety of reasons, and accurately assessing the losses directly attributable to works in the highway can be difficult. There is, too, an element of 'windfall' profit and loss: often when one trader suffers a rival business in the neighbourhood stands to gain custom as a direct result of the same works. There are therefore no plans to introduce legislation to create legal liability to compensate anyone for loss of trade when a highway authority properly executes road works under its statutory powers.²

2 Compensation from utilities

The utilities operate under separate legislation that was drawn up when each was privatised back in the 1980s, therefore compensation for loss of business attributable to road works by a utility is payable only where the relevant statute authorises it and it will vary between utilities.

For example, section 180 and Schedule 12 of the [Water Industry Act 1991](#), as amended, and section 177 and Schedule 21 of the [Water Resources Act 1991](#), as amended, make provision for compensation for works done; the original provisions were contained in the [Water Act 1989](#), following a law case in 1979 between Thames Water and Leonidis which determined that 'losses' covered economic losses and therefore losses to profit.

Schedule 4(3) of the [Gas Act 1986](#), as amended, states that, in the course of placing pipes etc in the street, or from time to time repairing or altering these fittings, the undertaker may need to open or break up a street, drain or sewer, or remove earth in or under a street and that they should make compensation for any damage done. This was amended by the [Gas](#)

¹ [HC Deb 12 May 1994, c208W](#); further information on street works by public utilities can be found in HC Library standard note [SN/BT/739](#)

² [HC Deb 21 July 2000, cc350-51W](#)

[Act 1995](#) to insert a provision (Schedule 12(4)) that any loss sustained would be compensated by a sum determined under regulations.

Under the *Gas (street works) (compensation of small businesses) regulations 1996* ([SI 1996/491](#)) a gas company must pay compensation for loss of turnover sustained by a small business during a specified period of at least 28 days, in consequence of the works, except where the compensation would be less than £500 or would not exceed two and a half per cent of the annual turnover of the business. The amount of the compensation is the difference between the profit (or loss) which would have accrued to the business but for the works and the reduced profit (or increased loss) which is a consequence of the works. A person must reserve the right to claim compensation within three months of the completion of the street works and submit supporting evidence within six months of their completion. This includes strict definitions as to the meaning of small businesses and their annual turnover.

3 New roads

Compensation claims can be considered if physical factors from a new highway affect a business which thereby lowers the market price of the property. Part 1 of the [Land Compensation Act 1973](#), as amended, is aimed at providing compensation in respect of property value depreciation caused by physical factors arising directly from the use of new or altered public works. These works include roads. Although there is no provision for compensation for loss of trade caused by altered traffic patterns, should physical factors from a new or altered highway affect business being conducted at the premises, and that effect lowers the market price of the property, then appropriate depreciation compensation could be considered. Part 1 of the 1973 Act is not, however, relevant to the construction work itself or to repairs to utilities in the road.

4 Compulsory purchase

If business premises are taken over for development and no alternative premises can be found, compensation will be paid based on the loss sustained by the total extinguishment of the business, i.e. having regard to the value that it would have had as a going concern if the authority had not needed the land. Full details of compulsory purchase and compensation can be found in HC Library standard note [SN/SC/1149](#).

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Appendix 2 – Information in relation to Question 36

Economic Development - Grant Allocations

Information is based on the grants administered by Economic Development in the last 5 years. We are unable to access information on other grant sources.

City Centre Growth Zone

Name of Company/Business	Total Value of Grant Contract	Grant Paid to Date	Remaining Grant Commitment
Revenue			
Business Growth Rate Rebate Scheme - Business rate rebate incentives for eligible businesses are available within the City Centre Growth Zone, worth up to £16k per job. Businesses must create new jobs through new investment, expansion or relocation.			
109 Bradford Ltd t/as Chinese Buffet	£35,475.29	£35,475.29	£0.00
A&A Refreshments Ltd t/as Wrap Chic	£15,964.98	£15,964.98	£0.00
Artz-i	£48,464.88	£48,464.88	£0.00
Asghariya Ltd Swarovski	£42,670.00	£13,746.33	£28,923.67
Audio Images Ltd	£17,500.00	£3,947.25	£13,552.75
Avoriya Boutique Godwin Investments	£11,946.39	£11,946.39	£0.00
Bangkok Thai	£31,260.00	£28,313.85	£2,946.15
Bavava Restaurants t/as Papadums	£29,340.00	£0.00	£29,340.00
Beauty & Fragrance	£14,609.52	£0.00	£14,609.52
Beauty & Science	£8,180.57	£8,180.57	£0.00
Beckwith Design	£19,656.25	£19,656.25	£0.00
BestCard Ltd t/as Carrington's Accountants	£58,504.63	£58,005.64	£498.99
Blueline Training Academy	£11,800.00	£5,157.22	£6,642.78
Bradford Bakery	£18,929.35	£1,800.00	£17,129.35
Bradford Brewery	£2,835.00	£2,835.00	£0.00
Bradford Brewery	£10,801.53	£0.00	£10,801.53
Bradford City Radio Ltd (Sunrise)	£48,884.56	£48,884.56	£0.00
Bradford One Place Ltd	£26,280.25	£26,280.25	£0.00
Bradvent	£20,620.50	£8,544.87	£12,075.63
Bridge Project	£2,928.68	£2,928.68	£0.00
Candelisa People	£15,807.00	£15,807.00	£0.00
City Vaults Ltd	£47,973.33	£47,973.33	£0.00
Coda Fitness	£62,404.50	£30,583.98	£31,820.52
Cougar Products Ltd	£25,344.00	£12,443.91	£12,900.09
D A Stores Ltd	£3,233.42	£3,233.42	£0.00
Denim Core Ltd t/as Accent Clothing	£30,904.29	£30,904.29	£0.00
Edward Hill	£31,708.89	£31,708.89	£0.00
Enable 2	£19,429.66	£2,650.38	£16,779.28
Envirocare Technical Consultants Ltd	£19,750.50	£19,750.50	£0.00
Exa Networks Ltd	£162,680.00	£140,280.00	£22,400.00
Exotica Fashions Ltd t/as Vastraa	£20,143.58	£15,392.24	£4,751.34
Exotica Ltd	£57,478.50	£46,491.68	£10,986.82

Eye Dale	£19,337.45	£19,337.45	£0.00
Fish Dish	£1,050.00	£1,050.00	£0.00
Five Star Hair	£27,112.50	£22,400.53	£4,711.97
Forsters Bistro & Deli	£91,593.39	£91,593.39	£0.00
Four Door Lemon Ltd	£7,956.23	£7,956.23	£0.00
Ginger Goose Ltd	£95,497.71	£95,497.71	£0.00
Gourmet Ventures Ltd	£16,157.09	£16,157.09	£0.00
Green Retail Ltd t/as Centros Unico	£18,679.54	£18,679.54	£0.00
Gumption Centres Ltd	£3,550.40	£3,550.40	£0.00
Ice Blue Diamond	£18,545.82	£18,545.82	£0.00
Jean Junction	£63,845.82	£63,845.82	£0.00
Kala Sangam	£25,608.00	£24,625.08	£982.92
Kam Enterprises Limited t/as Millies Cookies	£11,357.87	£7,727.50	£3,630.37
Kashmir (Bradford) Ltd	£40,302.75	£34,640.42	£5,662.33
Kidz Collection	£14,928.75	£13,518.96	£1,409.79
Kroustie Ltd	£3,592.96	£3,592.96	£0.00
Lahore Café Bar	£12,850.19	£12,850.19	£0.00
Lemon Candy Ltd	£35,819.01	£35,819.01	£0.00
Little Lotus	£12,867.00	£0.00	£12,867.00
Lord Clyde	£14,940.12	£14,940.12	£0.00
LoveFood UK Ltd	£17,560.97	£17,560.97	£0.00
Lynn Motors	£10,625.01	£10,625.01	£0.00
M & P Cards Ltd t/as Occasions	£36,551.99	£36,551.99	£0.00
Mama Mia Ltd	£18,722.00	£7,523.67	£11,198.33
Marco & Carl Ltd	£59,440.68	£5,947.58	£53,493.10
Mario's Hairdressing	£28,431.48	£28,431.48	£0.00
Melia Family & Funeral	£31,302.43	£0.00	£31,302.43
Mr S Singh t/as City News	£13,266.94	£13,266.94	£0.00
Mr W Mahroof t/as Flirt	£31,541.37	£31,541.37	£0.00
Mr W Wagstaff t/as Jacobs Well Pub	£12,369.75	£12,369.75	£0.00
Mrs Rehman t/as Academia Uniforms	£27,000.00	£24,391.69	£2,608.31
Mrs Z Rehman t/as Café Delite	£14,938.88	£14,938.88	£0.00
Multibrands International Ltd	£30,441.25	£17,799.99	£12,641.26
My Coffee House Ltd t/as Esquire Coffee	£25,280.63	£15,401.51	£9,879.12
Net 365 Ltd	£6,285.00	£3,423.76	£2,861.24
New Beehive	£6,771.56	£6,771.56	£0.00
New York Deli	£20,599.89	£20,599.89	£0.00
Omar Khans Restaurant	£14,206.75	£14,206.75	£0.00
Pavilion Café Bar	£5,919.60	£5,919.60	£0.00
Pegasus Motor Insurance Polices Ltd	£6,141.45	£6,141.45	£0.00
Protec Ltd	£32,098.13	£32,098.13	£0.00
QED	£18,134.95	£18,134.95	£0.00
Qube Learning Ltd	£20,702.83	£0.00	£20,702.83
Rakhaposhi	£9,318.66	£6,263.10	£3,055.56
Read Dunn Connell Solicitors	£3,624.33	£543.34	£3,080.99

Relate Bradford	£4,505.72	£4,505.72	£0.00
Rimingtons Enterprises Ltd	£42,157.00	£40,392.13	£1,764.87
Roebucks Residential (Your Move)	£20,466.75	£16,185.38	£4,281.37
Rossi's Ices Ltd	£8,957.66	£8,957.66	£0.00
RSPCA	£27,286.73	£0.00	£27,286.73
Safety First	£702.39	£702.39	£0.00
Section 29 Ltd t/as Jack & Jones	£77,371.71	£77,371.71	£0.00
Sett Software	£12,213.52	£12,213.52	£0.00
Sheirs Solicitors	£11,922.06	£11,922.06	£0.00
Shoe Clearance	£22,871.56	£17,449.10	£5,422.46
Shree Krishna Ltd t/as Coffee Central	£61,785.97	£61,785.97	£0.00
Silk	£12,000.00	£12,000.00	£0.00
Smartstyle Ltd	£20,391.20	£20,391.20	£0.00
Square Foot Investments UK Ltd t/as Sq Ft Apartments	£12,690.87	£12,690.87	£0.00
Texere Yarns Ltd	£20,915.33	£20,915.33	£0.00
The Bradford Underground Ltd	£34,665.75	£20,948.53	£13,717.22
The Craft Market Ltd	£7,950.00	£6,285.62	£1,664.38
The Old Bank	£29,216.17	£29,216.17	£0.00
The Urban Chocolatier Ltd	£76,082.42	£47,060.60	£29,021.82
Threefold Creative	£2,780.00	£2,780.00	£0.00
Tiffin	£49,512.50	£0.00	£49,512.50
Treeleaf Properties (Bradford) Ltd	£17,325.00	£17,325.00	£0.00
Tribeca	£315.30	£315.30	£0.00
Tropikal Foods Ltd	£3,151.68	£3,151.68	£0.00
Turnoffate t/as Star Pub	£1,427.94	£1,427.94	£0.00
Veri Peri	£23,000.00	£19,885.14	£3,114.86
Walsh Taylor Ltd	£487.45	£487.45	£0.00
Watchhouse Ltd	£27,957.00	£27,957.00	£0.00
Westend Bakery	£67,200.19	£67,200.19	£0.00
Westgate Social Club Ltd	£14,762.00	£11,706.50	£3,055.50
Wide Mouth Leisure	£17,278.80	£13,962.75	£3,316.05
Wilkinson & Co	£15,285.00	£15,285.00	£0.00
Wireless Bar	£13,548.00	£6,906.25	£6,641.75
Workquest Ltd	£3,279.78	£3,279.78	£0.00
Xanadu	£16,956.00	£5,545.84	£11,410.16
Zululuu Tribal Ltd	£44,850.00	£0.00	£44,850.00
Total	£2,833,648.63	£2,212,342.99	£621,305.64

Name of Company/Business	Grant Paid to Date	Remaining Grant Commitment
Capital		
Capital programme offering a package of assistance to include property improvements and/or the purchase of machinery or equipment (subject to job creation).		

109 Bradford Ltd t/as Chinese Buffet		£124,334.74	£0.00
Artz-i		£110,695.12	£0.00
Ashcroft Phamarcy		£27,478.52	£0.00
Audio Images Ltd		£24,788.00	£0.00
Avoriya Boutique Godwin Investments		£137,603.61	£0.00
Bangkok Thai		£10,203.47	£0.00
Beauty & Science		£29,167.00	£0.00
Bella Property Services Ltd /tas Bella a Pizza		£102,859.00	£0.00
Bradford Brewery		£159,675.13	£0.00
Bradford Counselling Service		£26,853.00	£0.00
Bridge Project		£118,865.00	£0.00
Café Jinnah		£156,480.00	£0.00
Candelisa People		£881.50	£0.00
Cona UK Ltd		£29,426.52	£0.00
D'or Café Ltd		£14,303.08	£0.00
Dunkers Delight		£35,377.00	£0.00
East Restaurant Europe Ltd		£47,331.82	£0.00
Eat SmartFoods Ltd		£7,694.50	£0.00
Edward Hill		£50,250.00	£0.00
Envirocare Technical Consultants Ltd		£35,524.00	£0.00
Exotica Fashions Ltd t/as Vastraa		£2,384.10	£0.00
Eye Dale		£9,482.17	£0.00
Fish Dish		£59,701.31	£0.00
Five Star Hair		£94,316.13	£0.00
Flirt Ltd (Kirkgate)		£14,715.20	£0.00
Gourmet Ventures Ltd		£90,920.00	£0.00
Guzelian Café		£39,077.69	£0.00
Hub Renewable Energy Ltd		£4,542.82	£0.00
Ice Time Ltd		£5,339.56	£0.00
ITC Telecoms Ltd		£60,150.62	£0.00
JB Sharaz Mughal r/as JB Retail		£17,010.85	£0.00
Kirkgate Shopping Unit Trust		£61,589.07	£0.00
KL Solutions		£47,500.00	£0.00
Kometric Dental		£103,219.00	£0.00
Lahore Café Bar		£149,189.00	£0.00
Legal Claimz Ltd		£115,567.78	£0.00
Lemon Candy Ltd		£37,682.95	£0.00
LoveFood UK Ltd		£17,741.94	£0.00
Lynn Motors		£1,700.00	£0.00
Mama Mia Ltd		£55,195.39	£0.00
Mario's Hairdressing		£48,329.17	£0.00
Master Plan Systems Ltd		£5,745.00	£0.00
MBI Management		£83,407.50	£0.00
Moes Newsagent Ltd		£18,609.17	£0.00
Mrs Rehman t/as Academia Uniforms		£60,209.94	£0.00

Mrs Y Begum t/as Figaro Salon		£52,074.93	£0.00
Nasrina Malik (Nasrina's Subs and Salads)		£12,475.15	£0.00
Net 365 Ltd		£5,370.00	£0.00
Omar Khans Restaurant		£74,244.25	£0.00
Pavilion Café Bar		£83,897.05	£0.00
Protec Ltd		£69,514.66	£0.00
QED		£86,485.11	£0.00
Raja Foods Ltd		£139,166.50	£0.00
Relate Bradford		£15,773.40	£0.00
Roebucks Residential (Your Move)		£45,750.00	£0.00
Rossi's Ices Ltd		£38,030.41	£0.00
Safety First		£7,515.00	£0.00
Select 5		£63,963.54	£0.00
Sett Software		£33,018.59	£0.00
Sharma Williamson Ltd		£15,541.25	£0.00
Shree Krishna Ltd t/as Coffee Central		£10,775.00	£0.00
Sizzling Grill Ltd		£149,550.00	£0.00
SRI Construction		£11,765.00	£0.00
SS Audio Ltd		£71,635.00	£0.00
Sunbridge Optical Ltd		£10,909.50	£0.00
Taco Burrito Ltd		£37,469.44	£0.00
The Beerhouse (Bradford)		£157,300.00	£0.00
The Old Bank		£126,075.87	£0.00
The Record Café Ltd		£19,794.01	£0.00
Thornton Deli		£3,838.50	£0.00
Tropikal Foods Ltd		£34,085.64	£0.00
Turnoffate t/as Star Pub		£53,775.00	£0.00
Westend Bakery		£60,616.70	£0.00
WeWoW Ltd		£11,526.32	£0.00
Wide Mouth Leisure		£4,064.56	£0.00
Xanadu		£146,468.20	£0.00
Yasmin Samosas		£4,352.24	£0.00
Zoya Desserts Ltd		£153,104.15	£0.00
Sub Total		£4,263,042.34	£0.00
Capital Phase II			
Sunbridge Wells		£104,744.07	£0.00
Stan Bier Kellar (Bradford) Ltd		£72,697.00	£0.00
Tiko Bradford		£38,049.42	£0.00
Brewhaus		£143,400.00	£0.00
Sub Total		£358,890.49	£0.00
Priority Streets			
Ms A Akbar Gustaso Ltd		£19,055.83	£0.00

RSPCA		£15,901.91	£0.00
Blues Hair Salon		£10,619.92	£0.00
Bradford Bakery		£27,968.19	£0.00
Tiffin		£0.00	£100,000.00
Westgate Social Club		£35,145.00	£6,711.00
Sub Total		£108,690.85	£106,711.00
Total		£4,730,623.68	£106,711.00

Professional Services Part Funded by European Regional Development Fund

Name of Company/Business	Total Value of Grant Contract	Grant Paid to Date	Remaining Grant Commitment
Grant assistance to help companies with consultancy across a range of professional services to support business growth plans.			
Butterfield Signs		£13,130.00	£0.00
Holmes Mann Ltd		£7,980.00	£0.00
Envirocare Technical Consultancy Ltd		£4,640.00	£0.00
Synergy Procurement Solutions Ltd		£4,640.00	£0.00
Universal AV Services Ltd		£6,687.50	£0.00
Total		£37,077.50	£0.00

Business & Enterprise Investment Capital Programme Fund

Name of Company/Business	Total Value of Grant Contract	Grant Paid to Date	Remaining Grant Commitment
Small capital grant assist with purchase of capital equipment and machinery which would help create additional employment.			
Marios Academy Ltd		£5,625.00	£0.00
Total		£5,625.00	£0.00



Report of the Strategic Director of Place to the meeting of Executive to be held on 7 November 2017.

AF

Subject: Local Plan – Bradford City Centre Area Action Plan (AAP) and Shipley & Canal Road Corridor AAP – Planning Inspectors Report & Adoption

Summary statement:

The Council is in the process of preparing a new Local Plan which will replace the current statutory development plan for Bradford District (the Replacement Unitary Development Plan) which was adopted in 2005. The first of the Local Plan documents is the Core Strategy which was adopted at meeting of Full Council on 18 July 2017. The Bradford City Centre AAP and Shipley & Canal Road Corridor AAP will provide the planning policy frameworks for determining future planning applications over the next 15 years in these priority regeneration and growth areas in conformity with the policies in the adopted Core Strategy. The AAPs were approved by Full Council on 20 October 2015 for submission to government for examination. Following publication for representations, an examination was held with a government appointed Inspector. The Council has now received the Planning Inspector's Final Report and recommendations on the two AAPs.

The Inspector has considered all the matters before her including the plan, the evidence underpinning it, and the representations made and the published modifications. In her report she concludes that the Bradford City Centre AAP and Shipley & Canal Road Corridor AAP can both be considered to be legally compliant and sound, providing a limited set of Main Modifications are made to the plans, as submitted.

The purpose of this report is for the Executive to note the contents of the Inspector's report and to seek authority to proceed to Full Council to request the legal adoption of the AAPs, with modification, in line with the Inspector's recommendation.

Julian Jackson
Assistant Director – Planning,
Transportation & Highways

Portfolio:

Regeneration, Planning and Transport

Report Contact: Bhupinder Dev,
Team Leader Infrastructure & Local
Plan Implementation
Phone: (01274) 43 2012
E-mail: Bhupinder.dev@bradford.gov.uk

Overview & Scrutiny Area:

Regeneration & Economy

1. SUMMARY

- 1.1 The Council is in the process of preparing a new Local Plan which will replace the current statutory development plan for Bradford District (the Replacement Unitary Development Plan) which was adopted in 2005. The first of the Local Plan documents is the Core Strategy which was adopted at meeting of Full Council on 18 July 2017. The Bradford City Centre AAP and Shipley & Canal Road Corridor AAP will provide the planning policy frameworks for determining future planning applications over the next 15 years in these priority regeneration and growth areas in conformity with the policies in the adopted Core Strategy. The AAPs were approved by Full Council on 20 October 2015 for submission to government for examination. Following publication for representations, an examination was held with a government appointed Inspector. The Council has now received the Planning Inspector's Final Report and recommendations on the two AAPs.
- 1.2 The Inspector has considered all the matters before her including the plan, the evidence underpinning it, and the representations made and the published modifications. In her report she concludes that the Bradford City Centre AAP and Shipley & Canal Road Corridor AAP can both be considered to be legally compliant and sound, providing a limited set of Main Modifications are made to the plans, as submitted.
- 1.3 The purpose of this report is for the Executive to note the contents of the Inspector's report and to seek authority to proceed to Full Council to request the legal adoption of the AAPs, with modification, in line with the Inspector's recommendation.

2. BACKGROUND

- 2.1 In accordance with the Planning & Compulsory Purchase Act 2004, the Council is in the process of putting in place an up to date Local Plan for the Bradford District in line with the Local Development Scheme adopted by the Council. The Local Plan will ultimately supersede the current Bradford District Replacement Unitary Development Plan (as saved by the Secretary of State Oct 08). Following the adoption of the Local Plan Core Strategy in July 2017, Council is committed to adopting the following suite of Development Plan Documents:
- Allocations Development Plan Documents (DPD) (Currently in Production)
 - Bradford City Centre Area Action Plan DPD (AAP) (Post Examination Awaiting Adoption)
 - Shipley and Canal Road Corridor Area Action Plan DPD (AAP) (Post Examination Awaiting Adoption)
 - Waste Management Development Plan Documents (DPD) (Post Examination Awaiting Adoption)
- 2.2 The two AAPs set out the 15 year planning frameworks for delivering housing, economic developments and supporting infrastructure in alignment with

regeneration projects and programmes.

- 2.3 The Planning & Compulsory Purchase Act 2004 as amended by the Localism Act provides the Legal basis for the preparation of the statutory development plan. This is supplemented by detailed regulations in particular Town and Country Planning (Local Planning) (England) Regulations 2012. The Development plan process is made up of 5 main stages.

Stage 1 Initial Evidence gathering

Stage 2 Initial Consultation and continued work on evidence gathering (reg18)

Stage 3 Publication and Submission (Reg 17, 19 and 22)

Stage 4 Examination (reg 23-24)

Stage 5 Adoption (Reg 26)

- 2.4 The Bradford City Centre AAP and the Shipley & Canal Road Corridor AAP have both reached stage 5. Work under stage 1, 2, 3 and 4 is briefly summarised below with reference to previous engagement and technical work.
- 2.5 Upon adoption, the AAPs will form the key statutory plan which sets out the planning policy framework for delivering homes and jobs in these two priority regeneration growth areas. It includes policies and allocations in line with the adopted Core Strategy and the National Planning Policy Framework (NPPF).
- 2.6 The Bradford City Centre AAP - Submission Draft and Shipley & Canal Road Corridor AAP – Submission Draft, have been based upon the National Planning Policy Framework (NPPF), practice guidance and informed by extensive community engagement and consultation, and technical evidence and research. Each of these elements is considered in turn below.

Consultation and Engagement

- 2.7 As part of the Local Plan for Bradford District, the Council committed to producing the Bradford City Centre AAP and the Shipley & Canal Road Corridor AAP which will allocate sites for housing, economic development and infrastructure, such as highway improvements and greenspace. The AAPs also provides policies for their delivery and implementation in support of the approach set out in national as well as the Core Strategy.
- 2.8 The two AAPs have been subject to 5 stages of plan as outlined below:

Issues and Options

Bradford City Centre AAP – Issues and Options 2007 / 2008
Approved by Executive 16th January 2007

Bradford City Centre AAP – Further Issues and Options - Public Consultation March to May 2013

Shipley and Canal Road Corridor – Issues and Options - Public Consultation March to May 2013

Approved by Executive 15th January 2013.

Publication Draft

Bradford City Centre AAP and Shipley and Canal Road Corridor AAP – Public Consultation December 2015 to February 2016

Approved by Executive 13th October 2015

Approved by Full Council 20th October 2015

Submission Draft

Bradford City Centre AAP and Shipley and Canal Road Corridor AAP – Submission to Secretary of State 29th April 2016

Examination

Bradford City Centre AAP and Shipley and Canal Road Corridor AAP – Hearings held October 2016 and March 2017. Public Consultation on Modifications 5th July to 16th August 2017.

Inspectors Report

Bradford City Centre AAP and Shipley and Canal Road Corridor AAP – Inspectors Report received 2nd October 2017.

- 2.9 The Publication Draft, approved by Full Council on 20 October 2015, was the final stage prior to submission to Secretary of State for independent examination in public with the Planning Inspector. As such this is the stage when it became the plan that the Council wishes to see adopted. At the Publication Draft stage the Council had to ensure that it will pass the key tests at independent examination in public.
- 2.10 The Local Plan was examined by an independent Planning Inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. To this end, the Council, as the local planning authority, submitted the Plans for examination which it considered to be “sound” – namely that they were:
1. Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
 2. Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 3. Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
 4. Consistent with national policy – the plan should enable the delivery of

sustainable development in accordance with the policies in the Plan.

- 2.11 Following publication of the two Plans for formal representations the Council submitted the two AAPs plus supporting documentation and representations to the Secretary of State on 29 April 2016, for examination in public by an independent Planning Inspector. The Secretary of State then appointed Louise Nurser (BA Hons, Dip UP, MRTPI) to undertake the examinations into the two AAPs.
- 2.12 As part of the examination process, the Inspector had issued a number of Matters, Issues and Questions (MIQs) relating to the legal compliance and soundness of various parts of the two AAPs. The Council had issued responses to all the MIQs raised by the Inspector, some of which have resulted in a number of main modifications being proposed. Alongside these modifications, the Inspector has also suggested a number of modifications to address any outstanding issues, which the Council have accepted and incorporated into the overall Schedule of Modifications.
- 2.13 Following a limited set of examination hearings held in October 2016 and March 2017, the Inspector recommended a number of main modifications to the Plan to make it sound and adoptable. As required under the Town and Country Planning Regulations 2012, the Council undertook a 6 week public consultation on the Schedule of Main Modifications. Approximately 2,500 people (including elected members, statutory consultees, people who have made previous represents etc) were notified as part of the public consultation.
- 2.14 Alongside the Schedule of Main Modifications, a Sustainability Appraisal Addendum was published, which detailed the potential impacts of the main modifications.
- 2.15 The Council received 24 representations on the Schedule of Modifications and the Sustainability Appraisal Addendum. All consultation documents and written representations are available to view on the Council website.
- 2.16 The Inspector subsequently considered all the representations made to the Main Modification and the resulting amendments made to the Schedule of Modifications, and has now issued her final report (Appendix 1, The Inspector has found the plans sound subject to the modifications (Appendix 2 and 3) and is capable of adoption by the Council.

Adoption Process

- 2.17 Assuming the Bradford City Centre AAP and the Shipley & Canal Road Corridor AAP are adopted following resolution by Full Council, it will form a part of the statutory Local Plan for the District alongside the recently adopted Core Strategy. It will become a key document in the determination of planning applications. It will replace all of the existing saved policies of the RUDP as related to these two regeneration areas.
- 2.18 It is important to stress that the policies within the RUDP were prepared a considerable time ago and over time have become out of date and ever more vulnerable to challenge. This includes policies to protect key environmental assets, as well as those policies which relate to economic growth and development. The adoption of the Bradford City Centre AAP and the Shipley & Canal Road Corridor

AAP will provide policies and land allocations which have been prepared in the light of current government guidance and up to date evidence and which will therefore provide a more robust basis for the Council's decision making when considering planning applications. Should the Bradford City Centre AAP and the Shipley & Canal Road Corridor AAP be delayed or not adopted there is a much greater risk of successful challenges to the Council's decisions, increased numbers of planning appeals and associated increased costs and greater uncertainty for potential developers and investors in the District.

- 2.19 If the Bradford City Centre AAP and the Shipley & Canal Road Corridor AAP is adopted by Full Council in line with the Inspector's recommendations with all the proposed Main Modifications the Council will then publish the Adopted plan, and the Adoption Statement. There is a 6 week period allowed for any party to legally challenge the Council's decision to adopt.

3. OTHER CONSIDERATIONS

- 3.1 The Council has a duty under the Planning and Compulsory Purchase Act 2004 to prepare the Local Plan for the District in line with the approved Local Development Scheme (LDS). The Council can determine the nature and make-up, of the Local Plan it wants to put in place in order to meet its statutory duty, as well as the timetable for its' preparation. The currently agreed Local Plan programme, as set out in the approved LDS, commits to 5 Development Plan Documents (see paragraph 2.1).
- 3.2 The process for the preparation of each DPD is prescribed by statute and regulation. In order to ensure a 'Sound' plan it is important that the Council ensures it follows the regulations, ensures effective and robust consultation, and ensures it is founded upon up to date and robust evidence. All DPDs are submitted to the Secretary of State for independent examination to test whether they are sound with reference to the tests set out in legislation and regulations. Failure to ensure a robust approach could result in a DPD being unsound and not capable of adoption. The Inspector has considered fully the legal compliance and soundness and concluded that the Bradford City Centre AAP and the Shipley & Canal Road Corridor AAP as proposed to be modified are sound and can be adopted by the Council. However, she has also confirmed that the original plans submitted to the Planning Inspectorate without the proposed Main Modifications would not be considered 'Sound'. The importance of accepting and incorporating, in full, the schedule of Main Modifications, contained in Appendix 2 and 3, to ensure that the plans can be adopted should therefore be emphasised.
- 3.3 Once the examination process is complete, adoption is the final stage of putting a Local Plan in place. This requires confirmation by a full meeting of the Local Planning Authority (Regulation 4(1) and (3) of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000). On adopting a Local Plan, the Local Planning Authority has to make publicly available a copy of the Plan, an Adoption Statement and Sustainability Appraisal in line with regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 3.4 Government guidance states that while the Local Planning Authority is not legally

required to adopt its Local Plan following examination, it will have been through a significant process locally to engage communities and other interests in discussions about the future of the area, and it is to be expected that the authority will proceed quickly with adopting a plan that has been found sound.

- 3.5 National Planning Policy continues to emphasise the need for Local Planning Authorities to prepare an up to date development plan for their district and more recent government statements are seeking councils to progress as a matter of urgency.
- 3.6 The Housing and Planning Act 2016 re-emphasised the need for Local Planning Authorities to make progress to put in place up to date local plans and introduced new powers for the Secretary of State to intervene where sufficient progress was not being made. In a statement to Parliament (July 2015) the then Minister of State for Housing and Planning (Brandon Lewis) made clear the government's commitment to getting Local Plans in place. To this end, the government will publish league tables setting out local authorities' progress on their Local Plans. In cases where no Local Plan has been produced by early 2017 the government will intervene to arrange for the Plan to be written, in consultation with local people, to accelerate production of a Local Plan under the new provisions in the Housing and Planning Act 2016. The adoption of the Bradford City Centre AAP and the Shipley & Canal Road Corridor AAP would be a major step forward in meeting this requirement and demonstrating to government the District's commitment to producing an up to date Local Plan for the delivery of housing, jobs and associated infrastructure in support of the adopted Core Strategy. It will therefore enable the Council in conjunction with local communities and stakeholders to maintain control over decisions on the future planning of the District.
- 3.7 It is also important to communities, business and investors that up-to-date plans are put in place in order to ensure certainty and confidence. It also will assist in supporting regeneration programmes for the City Centre and the Shipley and Canal Road Corridor and the attraction of much needed investment into infrastructure projects based on clearly articulated plans for delivering growth and supporting business case for supporting investment.

4. FINANCIAL & RESOURCE APPRAISAL

- 4.1 The preparation of the Local Plan is undertaken by the Planning and Transport Strategy Service, which is funded from within the Department's resources, supported by one off corporate growth payments to cover abnormal costs of consultation and engagement, technical studies and examination.

5. RISK MANAGEMENT AND GOVERNANCE ISSUES

- 5.1 There are risks to the Council as a result of not having an up to date Local Plan. These include:
- uncertainty for decision making;
 - reduced prospects for securing funding for new infrastructure in support of

- economic growth;
- increase in the number of successful planning appeals with attendant increased costs;
- possible government intervention to externalise plan making; and
- failure to meet key needs for homes and jobs.

5.2 The receipt of the Inspector's Report and recommendations allowing adoption mean the Council is in a position to be able to put in place an up to date planning framework for delivering development in these two which will form part of the statutory Local Plan and provide a starting point for the consideration of planning applications. It will also provide confidence and clarify to the development sector as well as business and communities and allow infrastructure providers to be clear about the scale and distribution of development they need to support through their investment plans and decisions.

5.3 As noted above at 3.3, the decision whether to adopt the Bradford City Centre Area Action Plan and the Shipley & Canal Road Corridor Area Action Plan is for Full Council.

6. LEGAL APPRAISAL

6.1 The Local Plan is prepared in line with the appropriate, legislation (UK and EU), regulations and guidance, in particular the Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2012 and Planning and Housing Act 2016. The Submitted Bradford City Centre AAP and the Shipley & Canal Road Corridor AAP were supported by a legal compliance check list and the Inspector concluded that the submitted plans were legally compliant.

7. OTHER IMPLICATIONS

7.1 EQUALITY & DIVERSITY

7.1.1 The consultation on the Bradford City Centre AAP and the Shipley & Canal Road Corridor AAP were undertaken in line with the Statement of Community Involvement, which sets out how the Council will seek to engage the community in the preparation of development plan documents. In order to achieve this it seeks to set a framework to ensure representative and inclusive involvement and engagement at all stages of document preparation. Particular consideration is given in the document to hard to reach groups. In addition the Bradford City Centre AAP and the Shipley & Canal Road Corridor has been subject to Equality Impact Assessment.

7.2 SUSTAINABILITY IMPLICATIONS

7.2.1 All Local Plan Development Plan Documents are required to be subject to Sustainability Appraisal (SA) including Strategic Environmental Appraisal (SEA) at all key stages. The SA seeks to assess the likely impacts of the policies and proposals of the relevant plans. A full SA was undertaken by independent consultants Amec Foster Wheeler at key stages of the preparation of the two AAPs. In addition to this, a Habitats Regulations Assessment (HRA) Screening, also prepared by Amec Foster Wheeler, has been undertaken to assess the impact of

the policies and proposals set out in the Bradford City Centre AAP and the Shipley & Canal Road Corridor AAP on the environmental integrity of the South and North Pennine Moors Special Protection Areas (SPA's) and Special Areas of Conservation (SAC's).

7.3 GREENHOUSE GAS EMISSIONS IMPACTS

7.3.1 The Local Plan is subject to Sustainability Appraisal throughout its development, which identifies the likely impacts of the Plans and where appropriate any mitigation to manage any negative impacts. Climate Change is identified within the adopted Core Strategy as a key issue and is covered in the spatial vision of the document and by several policies which seek to reduce greenhouse gas emissions and also manage the potential impacts of Climate Change. The AAPs have been produced in alignment with the spatial vision and policies within the adopted Core Strategy.

7.4 COMMUNITY SAFETY IMPLICATIONS

7.4.1 There are no direct community safety implications arising from Bradford City Centre AAP and the Shipley & Canal Road Corridor AAP.

7.5 HUMAN RIGHTS ACT

7.5.1 The adopted Statement of Community Involvement sets out how all individuals can have their say on the development plan documents. Anyone who was aggrieved by the Bradford City Centre AAP and the Shipley & Canal Road Corridor AAP as drafted had a right to be heard at an independent examination in public following submission to the Secretary of State.

7.6 TRADE UNION

7.6.1 There are no Trade Union implications.

7.7 WARD IMPLICATIONS

7.7.1 The Bradford City Centre AAP and the Shipley & Canal Road Corridor AAP designates land for housing, economic development and supporting infrastructure (schools, greenspace, highway and public transport improvements). Bradford City Centre AAP is primarily contained within City Ward; there are potential social, economic and environmental implications on other adjoining wards when the Area Action Plan is adopted. The Shipley & Canal Road Corridor Area Action Plan boundary is primarily contained within Shipley Ward, Windhill & Wrose Ward, Bolton & Undercliffe Ward and City Ward. There are potential social, economic and environmental implications on other adjoining wards when the Area Action Plan is adopted.

8. NOT FOR PUBLICATION DOCUMENTS

8.1 None

9. OPTIONS

The Executive have 2 options.

Option 1

- 9.1 The first option is to approve the Bradford City Centre Area Action Plan and the Shipley and Canal Road Corridor Area Action Plan in line with the Inspector's Report and recommendations including the complete set of Main Modifications contained in the Appendix to the Inspector's Report. The document is considered 'Sound' and legally compliant by the Inspector and capable of adoption only with the proposed Main Modifications.

Option 2

- 9.2 The second option is to not adopt the Plans and to review the documents. In effect this would amount to a withdrawal of the Plans in total as the Inspector has now concluded her examination. This would delay significantly the adoption of the Local Plan having particular implications for the management and implementation of development and regeneration projects within Bradford City Centre and the Shipley & Canal Road Corridor. As well as delay of up to 3-4 years to go back through the process there would also be significant additional costs to the Council. There would also be a risk of intervention by the government. In the meantime the District would not have an up to date planning strategy for delivering much needed homes and jobs within Bradford City Centre and Shipley & Canal Road Corridor (the two priority regeneration growth areas as identified by the Leeds City Region Strategic Economic Plan and the Core Strategy) and therefore lose control and influence over development proposals. During the course of the production of the Bradford City Centre AAP and the Shipley & Canal Road Corridor AAP, considerable sums have been invested in the preparation of these plans including the production and commissioning of masterplans, technical evidence and the holding of community consultation events and Planning Inspectorate fees and Programme Officer fees relating to the Examination. Failure to adopt the Bradford City Centre Area Action Plan and the Shipley & Canal Road Corridor Area Action Plans would lead to significant cost as much of the evidence associated with the document would have to be updated or prepared afresh, further consultation would have to be undertaken and a new Examination would need to be held and paid for.

- 9.3 The Executive are therefore recommended to follow Option 1 and recommend to Full Council that the Bradford City Centre Area Action Plan and the Shipley & Canal Road Corridor Area Action Plan as submitted be adopted with the Main Modifications proposed by the Inspector for the reasons set out in her report and also this report. The other option would have significant serious implications for the timetable for putting in place an up to date Local Plan and associated risks to both the Council and the District and its communities.

10. RECOMMENDATIONS

- 10.1 The Executive is recommended to note the contents of this report and contents of the Inspector's Report (Appendix 1).

- 10.2 The Executive is recommend that Full Council formally adopt the Bradford City Centre Area Action Plan as approved by Full Council on 20th October 2015 and submitted to the government for examination with the Main Modifications contained in Appendix 2, as proposed by the Inspector pursuant to Section 23 of the Planning and Compulsory Purchase Act 2004.
- 10.3 The Executive is recommend that Full Council formally adopt the Shipley & Canal Road Corridor Area Action Plan as approved by Full Council on 20th October 2015 and submitted to the government for examination with the Main Modifications contained in Appendix 3, as proposed by the Inspector pursuant to Section 23 of the Planning and Compulsory Purchase Act 2004.
- 10.2 That the Assistant Director (Planning Transportation and Highways) in consultation with the relevant Portfolio Holder be authorised to make other minor amendments of redrafting or of a similar nature as may be necessary prior to formal publication of both AAPs.

11. APPENDICES

Appendix 1 - Report on the examination of the Local Plan for the Bradford City Centre Area Action Plan and Shipley & Canal Road Corridor Area Action Plan Development Plan Documents.

Appendix 2 - Schedule of Main Modifications to the Bradford City Centre Area Action Plan Development Plan Document.

Appendix 3 - Schedule of Main Modifications to the Shipley & Canal Road Corridor Area Action Plan Development Plan Document.

12. BACKGROUND DOCUMENTS

- 12.1 Local Development Scheme (July 2014)
- 12.2 Submission Draft Bradford City Centre Area Action Plan DPD
- 12.3 Submission Draft Shipley & Canal Road Corridor Area Action Plan DPD
- 12.4 Sustainability Appraisals
- 12.5 National Planning Policy Framework
- 12.6 National Planning Policy Guidance

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Report to City of Bradford Metropolitan District Council

by Louise Nurser BA (Hons) Dip UP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Date 2 October 2017

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Shipley and Canal Road Corridor and Bradford City Centre Area Action Plans

The Plans were submitted for examination on 22 April 2016

The examination hearings were held between 18 and 20 October 2016 and on 1 March 2017

File Ref: PINS/R0335/429/9 & PINS/R0335/429/10

Appendix 1

Abbreviations used in this report

AA	Appropriate Assessment
BCCAAP	Bradford City Centre Area Action Plan
CBMDC	City of Bradford Metropolitan District Council
CIL	Community Infrastructure Levy
CS	Local Plan for the Bradford District Core Strategy Development Plan Document
DtC	Duty to Co-operate
HRA	Habitats Regulations Assessment
LDS	Local Development Scheme
LP	Local Plan
MM	Main Modification
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SA	Sustainability Appraisal
SAC	Special Area for Conservation
SCI	Statement of Community Involvement
SCRCAAP	Shipley and Canal Road Corridor Area Action Plan
SPA	Special Protection Area
WHS	World Heritage Site
WMS	Written Ministerial Statement

Non-Technical Summary

This report concludes that the Shipley and Canal Road Corridor and Bradford City Centre Area Action Plans provide an appropriate basis for the planning of the District, provided that a number of main modifications [MMs] are made to them. The City of Bradford MDC has specifically requested me to recommend any MMs necessary to enable the Plans to be adopted.

Following the hearings, the Council prepared schedules of the proposed modifications and carried out sustainability appraisal of them. The MMs were subject to public consultation over a six week period. In some cases I have amended their detailed wording where necessary. I have recommended their inclusion in the Plans after considering all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- The deletion of policy references which could confer development plan status on supplementary planning documents and other documents which are not part of the plan and explanation of the role of the development plan.
- Clarification of the term Urban Eco Settlement.
- Clarification of what uses would be appropriate on which sites.
- Changes to individual site allocations, following receipt of up to date flood risk information, and the amendment of generic flood risk policies to be consistent with national policy.
- Amending the wording of retail policies to ensure that they are clear.
- The alteration of visions, policies and relevant site allocation statements which relate to heritage matters to ensure that a positive strategy is promoted consistent with national policy.
- The alteration of policies to ensure consistency with Community Infrastructure Levy regulations.
- Changes to transport policies and relevant site allocation statements to make clear what information is required in submitting an application, and the matters that are to be taken into consideration, including the need to consider impacts of development on the transport network outside of the plan area.
- Policy changes to ensure that the City Centre is highly accessible, and that the needs of pedestrians and cyclists are fully considered.
- Changes to the housing policy of the Bradford City Centre Area Action Plan to ensure housing requirements are to be treated as a minimum.
- Making appropriate reference to Policy 8 of the Core Strategy in relation to the protection of the South Pennine Moors SPA and the South Pennine Moors SAC and their zone of influence.
- Reference to the protection of the routes of the Bradford Canal and Shipley Eastern Link Road as defined on the Policies Map within the respective policy.
- Clarifying how the plans are to be monitored.
- Providing appendices setting out the policies of the Replacement Unitary Development Plan that are to be replaced.

Introduction

1. This report contains my assessment of the Shipley and Canal Road Corridor and Bradford City Centre Area Action Plans in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plans' preparation has complied with the duty to co-operate. It then considers whether the Plans are sound and whether they are compliant with the legal requirements. The National Planning Policy NPPF (paragraph 182) makes it clear that in order to be sound a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local planning authority has submitted plans which it considers to be sound. The submitted Shipley and Canal Road Corridor Area Action Plan (SCRCAAP), and Bradford City Centre Area Action Plan (BCCAAP), are the basis for my examination. The SCRCAAP is the same document as was published for consultation in December 2015.
3. The BCCAAP is the same document as was published for consultation in all respects except, due to a printing error, the incorrect version of the Goitside Neighbourhood Vision had been included within the version of the plan which was consulted upon and sent to me. In addition, the policies map for the submission version of the BCCAAP was different to that which accompanied the Publication Draft. In order to rectify these matters, both were subject to a discrete six week period of formal consultation prior to the first hearing sessions. As such, no one was prejudiced. The composite submission version of the BCCAAP which I have examined includes the correct version of the Goitside Neighbourhood Vision and Policies Map.

Main Modifications

4. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any main modifications [MMs] necessary to rectify matters that make the Plans unsound and thus incapable of being adopted. My report explains why the recommended MMs, all of which relate to matters that were discussed at the examination hearings, are necessary. The respective MMs are referenced in bold in the report in the form **MM001, MM002, MM003** etc, prefixed by the appropriate abbreviated plan name, and are set out in full in the Appendix.
5. Following the examination hearings, the Council prepared schedules of proposed MMs. Both MM schedules and accompanying Sustainability Appraisal Addendums were subject to public consultation for six weeks. I have taken account of the consultation responses in coming to my conclusions in this report and in this light I have made some amendments to the detailed wording of the main modifications and added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal that has been undertaken.

Policies Map

6. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the set of plans identified as the Policies Map within both Area Action Plans.
7. The Policies Map is not defined in statute as a development plan document and so I do not have the power to recommend main modifications to it. However, a number of the published MMs to the Plans' policies require further corresponding changes to be made to the Policies Maps.
8. These further changes to the Policies Maps were published for consultation alongside the MMs (BCCAAP Schedule of Policies Map Modifications and SCRCAAP Schedule of Policies Map Modifications).
9. When the Plans are adopted, in order to comply with the legislation and give effect to the Plans' policies, the Council will need to update the adopted Policies Maps to include all the changes proposed in the two Schedules of Policies Map Modifications.

Assessment of Duty to Co-operate

10. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plans' preparation.
11. Bradford is part of the Leeds City Region. The Council has a long history of working with neighbouring authorities and the prescribed bodies on cross boundary issues and strategic matters. The two AAPs seek to implement the strategic objectives of the recently adopted Bradford District Core Strategy Development Plan Document (CS) which, in turn, has been prepared in accordance with the Duty to Co-operate. As such, strategic matters have already been appropriately considered within the CS. Nonetheless, the City of Bradford Metropolitan District Council has outlined its continuing collaborative approach to the Duty to Co-operate (DtC), within its Duty to Co-operate Statements and supporting documents. These show appropriate engagement with the necessary local planning authorities and the various prescribed bodies.
12. Overall I am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plans and that the duty to co-operate has therefore been met.

Assessment of Soundness

Background

13. The BCCAAP and the SCRCAAP are fundamental to the implementation of the regeneration and growth objectives of the CS. The CS was adopted in July 2017

Main Issues

Preamble

14. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings I have identified eleven main issues upon which the soundness of the Plans depend. Under these headings my report deals with the main matters of soundness and legal compliance rather than responding to every point raised by representors.

Issue 1 –Whether the overall approach of the two AAPs, including their visions and objectives, is consistent with CS and national policy?

15. Policy ID1 of the CS identifies the BCCAAP as being vital in realising the vision of the CS.
16. The BCCAAP is to provide a framework to facilitate regeneration and the SCRCAAP is to deliver the objectives of an urban eco settlement to the north of the city.
17. The concept of the Shipley and Canal Road Corridor forming an Urban Eco settlement is identified within Policy BD1 of the CS and reflected in Policies SC6 and H02 of the CS. It is also part of the Leeds City Region's response to the former Eco Town Programme. However, following the Written Ministerial Statement of 2015, in the absence of evidence based targets **SCRCAAP MM002** is required to ensure that the plan is effective by clearly setting out the principles of the Eco Settlement and how these remain relevant.
18. The vision of the CS confirms the significance of Bradford's rich historic identity in realising the CS's objectives. The World Heritage Site (WHS) of Saltaire is located to the north of the boundary of the SCRCAAP. However, the Saltaire WHS Buffer Zone falls within the plan area. The overarching vision for the SCRCAAP, as submitted, is consistent with the CS. However, the vision for the sub area of Shipley fails to mention the WHS. In order for the Shipley vision to be both internally consistent, and consistent with that of the CS, **SCRCAAP MM004** is required.
19. An attractive public realm, forming pedestrian links between the University quarter and the Central Business Leisure District, as well as to the other sub areas, is important in the realisation of the CS vision where the City Centre has become the rejuvenated heart of the City. Consequently, **BCCAAP MM002** is required to ensure that the vision for the Central Business and Leisure District clearly articulates the importance of the synergy between the University and the commercial sector as well as the need for improved public realm linkages throughout the City Centre.

20. Prior to the submission of the two AAPs the Council and its partners have been active in working towards realising the objectives of the CS. In so doing, a number of strategies and plans have been produced such as the City Centre Masterplan and the Shipley and Canal Road Corridor Strategic Development Framework. In order to ensure clarity, a modification is required to the supporting text of both AAPs making clear the relationship between other policy strategies and the development plan (**BCCAAP MM001** and **SCRCAAP MM001**).
21. Policy DS5 of the CS requires that development proposals and plans provide for safe and inclusive places which are designed to be accessible to all. The objectives, strategies and policies of both plans, including the individual site allocation statements are consistent with this.
22. I note that the CS indicates that sites for Travellers and Travelling Showpeople should be allocated within both the SCRCAAP and the emerging Site Allocations Development Plan Document. However, I am aware that in preparing the SCRCAAP no suitable sites within the plan area were identified and the Council is intending that all the needs are to be fully provided for within the Site Allocations Development Plan Document and is progressing this plan on this basis. As such, under the circumstances it is appropriate and justified.

Effective

23. As submitted there is a lack of clarity as to what elements of the plan are to be considered as policy text and what uses would be appropriate on each site. Therefore, modifications are required to make it explicit that sites have been allocated within the individual sub area and to set out, unambiguously, what uses would be appropriate, consistent with Paragraph 154 of the NPPF: **BCCAAP MM003; MM005; MM017; MM022; MM027; MM028** and **MM052. SCRCAAP MM005; MM006; MM007; MM008; MM009; MM010; MM011; MM012; MM015; MM017; MM018; MM021; MM022** and **MM041**.
24. Subject to the above modifications, the overall approach of the two AAPs, including their visions and objectives, is consistent with CS and national policy.

Issue 2- Whether the policies of the two AAPs are effective and set out a positive strategy for the historic environment consistent with the CS and national policy?

25. As set out above, I have concluded in relation to heritage matters, subject to **SCRCAAP MM004** that the vision of both AAPs is sound.

World Heritage Site

26. The Saltaire WHS lies outside of the boundary to the SCRCAAP. Paragraph 132 of the NPPF sets out the importance of a WHS and that it should be considered to be of the highest significance. The submission version of Strategic Objective 11 implies that less than substantial harm to the WHS would be acceptable. This is not consistent with the NPPF, therefore **SCRCAAP MM003** is required.

Other heritage assets

27. The Planning (Listed Buildings and Conservation Areas) Act 1990 refers to the statutory duties of decision makers in relation to both the direct and indirect impacts of developments on designated heritage assets. These statutory duties are far reaching. As worded Criterion F, of Policy BF1 of the BCCAAP, restricts the consideration of the impact of development proposals on heritage assets by exclusive reference to the Council's Conservation Area Appraisals and Listed Building Statements. This limits the ability for decision makers to take into account other heritage related matters.
28. Consequently, whilst the Council's Conservation Appraisals and Listed Building Statements are important sources of information and guidance, these should not be the only considerations and sources of information taken into account, when either formulating a proposal or determining applications that could have a direct impact on a designated heritage asset, or its setting. Therefore, to ensure that the policy is consistent with national policy, **BCCAAP MM047** is required to remove reference to both of these sources of information from criterion F of policy BF1 of the BCCAAP. However, they should be referred to within the supporting text. Consequently, **BCCAAP MM049** is necessary.
29. In order to aid clarity as to how the setting and key views of heritage assets are to be considered, and in particular in relation to the WHS, Policy NBE6 as submitted is required to be amended by **SCRCAAP MM037**.
30. Both plan areas of the BCCAAP and the SCRCAAP are rich in heritage assets. The overarching approach of how the Historic Environment is to be protected and enhanced is set out in Policy EN3 of the CS. Plan making requires Councils to provide a positive strategy for the conservation and enjoyment of the historic environment. In so doing, the opportunity for new development to enhance or better reveal the significance of heritage assets should be addressed. The site allocation statements of both plans should set out in a positive manner how the significance of the individual heritage assets are to be preserved or enhanced so as to aid the effectiveness of the policies and to be consistent with the CS and national policy.
31. However, a number of site allocation statements, as submitted, require amendments to provide additional site specific information to ensure that the historic environment is conserved and enhanced, including the setting of the WHS, and the need, in relevant instances, for archaeological recording as part of a positive strategy for the historic environment within both plan areas: **BCCAAP MM004; MM007; MM008; MM009; MM0010; MM0011; MM0012; MM0013; MM014; MM015; MM016; MM018; MM019; MM020; MM021; MM023; MM024; MM025; MM026 and SCRCAAP MM009; MM011; MM012.**
32. Specifically, the Bolton Woods Quarry site (BWQ1) is an important housing site within the SCRCAAP, which at the time of writing, is the subject of an outline planning application. However, the site allocation statement as submitted, does not sufficiently take into account the significance of, and contribution of the rural character of the open fields to the setting of the Grade 2* listed Bolton Old Hall and Bolton Old Hall Cottage which are designated heritage assets of the highest significance. Nor does it provide clarity that the

development should enhance or better reveal the significance of the two listed buildings. Without modification **SCRCAAP MM021**, the site allocation would be unsound, as it would not set out the positive strategy required by national policy, nor would it be consistent with the approach that heritage assets are an irreplaceable resource and that they should be conserved in a manner appropriate to their significance.

33. At my request, following the hearing, the Council and Historic England set out a Heritage Position Statement (PS_B005) relating to the site. I am satisfied that **SCRCAAP MM021** is both robust enough to ensure that harm is avoided to the setting of the heritage assets, and sufficiently flexible to enable the successful delivery of the site for housing and ancillary development.
34. Subject to the modifications set out above in relation to heritage matters both plans would be effective and set out a positive strategy for the historic environment consistent with Policy EN3 of the CS and national policy.

Issue 3- Are the policies of the two AAPs relating to flood risk matters, including the provision of green and blue infrastructure, effective, justified, positively prepared, and consistent with the CS and national policy?

35. Both plan areas are subject to flood risk. The strategic policies of the CS are dependent on significant levels of development taking place in both AAPs. Consequently, it is vital that the individual site allocations and policies of both plans are consistent with both Policy EN7 of the CS and the NPPF and are evidence based.
36. Managing the tension between the specific issues peculiar to developing in areas of flood risk and realising regeneration objectives, is fundamental to encouraging and attracting investment within the urban areas. Development within the two AAPs, together with the creative use of green infrastructure, the re- introduction of the Bradford Canal, the re-naturalisation of the Bradford Beck and the identified site specific responses, provides a positive approach to this challenge, as exemplified by the BEGIN project.
37. The reintroduction of the Bradford Canal is one of the key tenets of the SCRCAAP. However, as submitted the plan is not effective, as whilst there is an aspiration to protect the route within Policy SCRC/ST8, it is not identified on the Policies Map. Therefore, for the Policy to be effective **SCRCAAP MM030** is required.
38. The provision and enhancement of multi-functional green infrastructure has a direct impact on the successful implementation of the Plans, including the protection of the South Pennine Moors Special Protection Area and the South Pennine Moors Special Area of Conservation and their zones of influence. Consequently, in order for the plan to be effective and consistent with the recommendations set out within the Habitats Regulation Assessment and the provisions of CS Policy 8, modifications **SCRCAAP MM033, MM036 and MM038** are required to Policies SCRC/NBE1, NBE4 and NBE9 respectively. These MMs ensure that there is a clear link to the strategic policy relating to the SAC or SPA, and that the need for the impact of development to be

adequately mitigated and the role of green infrastructure as a means of enabling the mitigation to take place, is made explicit.

39. The Environment Agency has worked closely with the Council in the development of the submission policies of both AAPs and the identification of sites and production of an evidence base consistent with national policy. However, the Boxing Day floods of 2015 required a reappraisal of the data which had informed the submission versions of both AAPs. Subsequent to this, modifications are required to the site allocation statement for sites DF4 and DF5 on Dockfield Road Shipley, to include a reduction in the estimate of dwellings from 90 to 50 (**SCRCAAP MM005; MM0013; MM041; MM043**) reflecting the flood risk constraints of the site. As site DF9 is within Flood Zone 2 a modification is required setting out the need for a site specific flood risk assessment **SCRCAAP MM015**.
40. Similarly, to ensure clarity and consistency with national policy, modifications are necessary to clarify that individual site specific flood risk assessments are required on other sites as follows: **BCCAAP MM015, BCCAAP MM016 and SCRCAAP MM011**.
41. The Council has not used the most recent climate change allowances. However, the EA has applied the temporary exception arrangements with the proviso that at planning application stage the most up to date allowances are to be utilised. As such modifications **SCRCAAP MM031; MM033 and BCCAAP MM030** are required to reflect this.
42. In addition, Policy CL2 of the BCCAAP and Policy CC1 of the BCCAAP, as submitted, do not make explicit the need for individual site specific flood risk assessments, for allocated and non- allocated sites, to demonstrate how proposals will pass Part B of the Exceptions Test. Modifications **BCCAAP MM031** and **SCRCAAP MM031** are required to ensure that the policies are consistent with national policy.
43. Subject to the above modifications, the policies relating to flood risk, and green and blue infrastructure are effective, justified, positively prepared, and consistent with both the CS and national policy.

Issue 4- Whether the policies of the two AAPs, as far as they relate to transport matters, are consistent with the CS and national policy and provide an effective and justified basis for decision making?

44. Significant growth is planned within both plan areas. To enable the growth to take place without resulting in levels of congestion which would have detrimental environmental, social and economic impacts, including on public health through air pollution, it is important that individual planning applications are accompanied by appropriate and proportionate levels of information. These should be consistent with Policy TR1 of the CS and set out the impact of development on the transport network; how the use of sustainable transport modes is to be encouraged and facilitated; and how any adverse impact is mitigated.
45. Specifically, within the SCRCAAP, the major residential sites of New Bolton's Wood (NBW1) and Bolton's Wood Quarry (BWQ1) are identified to deliver a

minimum of 2,100 dwellings which could have an impact on the wider highway network, including the Strategic Road Network, and in particular the M606. As submitted both site allocation statements are not effective, in that it is not sufficiently clear that the Transport Assessments and Travel Plans required as part of any planning application, would need to determine, and where necessary, address the potential impacts of the development on the wider network, including primary roads and the SRN outside of the Plan Area. Consequently, **SCRCAAP MM018** and **SCRCAAP MM019** are required to ensure that site allocation statements for sites NBW1 and BWQ1 are effective and consistent with the CS and national policy.

46. Similarly, the wording of the generic policies of both the SCRCAAP (SCR/ST3) and the BCCAAP (Policy M4) as submitted is not clear and therefore, not effective. Definitive thresholds are required setting out when either a Transport Assessment and Travel Plan, or a Transport Assessment, will be required and that the impact on the SRN should be considered. In addition, in the case of Policy M4 of the BCCAAP, the policy, as worded, is not sufficiently explicit in setting out the requirement to improve pedestrian and cyclist movement consistent with Paragraph 35 of the NPPF. Therefore, modifications **SCRCAAP MM028** and **BCCAAP MM042** are required to ensure the soundness of both policies.
47. The Shipley Eastern Link Road is a key transport measure recognised within Policy BD1 of the CS. As submitted, its route is not identified on the policies map. In order to ensure that Policy SCR/ST2 of the SCRCAAP is effective in protecting the alignment of the route of the link road modification **SCRCAAP MM027** is required. This sets out that the route of the road is identified on the Policies Map.
48. Subject to the above modifications the plans' policies, as far as they relate to transport matters, are consistent with the CS and national policy and provide an effective and justified basis for decision making.

Issue 5- Whether the amount, delivery, distribution and type of housing is justified, effective and consistent with the CS and national policy?

49. Policy BD1 of the CS requires, as part of the Council's regeneration and urban renewal priorities that, as a minimum, 3,500 new dwellings be created in Bradford City Centre and 3,100 dwellings within the Shipley and Canal Road Corridor.
50. The development of housing within both Area Action Areas is financially challenging given potential viability issues. Nonetheless, subject to any MMs which I have recommended elsewhere in my report, I am confident that the suitability of the identified housing sites for development has been justified and that they are appropriate, and capable of being delivered over the plan period. This is because of the positive approach which the policies of both plans reflect in terms of place making; the flexibility in policy requirements where they are shown to threaten viability; and the Council's initiatives to source funding streams; and to work in partnerships to increase the attractiveness of the AAPs for both those investing and living within the two AAPs. Examples of this approach are set out in *Accelerating Housing Delivery*

*in Bradford City Centre and Shipley Canal Road Corridor- Public Sector
Intervention Strategy (PS- B004 (iv)) .*

51. As submitted the BCCAAP allocates 28 sites which could contribute around 4,400 dwellings over the plan period. This does not include any potential contribution from windfall sites. However, Policy CL1 of the BCCAAP, as submitted, does not make explicit the requirement to provide 3,500 dwellings as a minimum. Consequently, to ensure that the policy is both consistent with the CS and the NPPF, modification **BCCAAP MM029** is required. Policy SCRC/H1 of the SCRCAAP requires no modification as it already sets out a minimum housing target. However, the following modifications: **SCRCAAP MM013; MM014, MM016, MM019, MM041 and MM043** and **BCCAAP MM051** are required to reflect changes in the timing and estimated numbers of dwellings that are expected to come forward following the receipt of revised flood risk data, and the approval of planning permissions.
52. Both plans set out a policy basis to enable the provision of a range of types of housing to meet the differing needs of the community consistent with Policy H08 of the CS and paragraph 159 of the Framework. Policy CL1/A of the BCCAAP and SCRC/H2/E of the SCRCAAP provide the policy framework and the individual site allocation statements give greater detail.
53. All the sites within the AAPs are to be released straight away, in line with Policy H04 of the CS. However, due to the complex nature of the sites and long lead in times, only one site is expected to be delivered within the BCCAAP area within five years of 2016/2017. Over the same period, 11 sites, providing about 540 dwellings, are likely to come forward in the SCRCAAP area. This excludes the housing in Bolton Woods Quarry and New Bolton's Wood. Both of these major sites are expected to contribute to the housing supply throughout the plan period.
54. Consequently, the two AAPs are not expected, in the first five years, to deliver a 5 year supply of deliverable housing, nor provide a consistent supply throughout the plan period.
55. Nonetheless, from my detailed examination of the sites put forward for housing within both plans, and the evidence provided by the Council in support of the proposed allocations, I conclude that the two plans together, should contribute at least 6,600 dwellings as required by the CS, over the plan period, towards the residual requirement of at least 42,100 dwellings for the whole district.
56. I conclude, subject to the above modifications, that the amount, delivery, distribution, and type of housing is justified, effective and consistent with the CS and national policy.

Issue 6- Whether the policies of the two AAPs, relating to retail and main town centre uses and sites, are consistent with the CS and national policy and provide an effective and justified basis for decision making?

57. Following the submission of the BCCAAP the Broadway Shopping Centre has been built. Consequently, modification **BCCAAP MM033** is required to the

supporting text to make clear that the City Centre is no longer poorly served in relation to its retail offer.

58. The provision of appropriate levels of public parking, in the correct locations, is vital to the delivery of a successful town centre strategy. As submitted, the BCCAAP was not informed by a parking study. As such, there was no evidence to demonstrate that the policies of the BCCAAP which included the allocation of sites currently in use as short stay public parking for other uses would not be prejudicial to the future viability of the town centre. A modification is required to reflect that the 2016 Parking Study has been provided which justifies the allocations within the BCCAAP: **BCCAAP MM040**.
59. The boundaries of the Primary Shopping Areas of both plan areas are correctly drawn. Nonetheless, both Policy SL1 of the BCCAAP and Policy SE5 of the SCRCAAP as submitted, are not effective in articulating how planning applications for retail and other town centre developments are to be determined in a manner consistent with Policy EC5 of the CS and national policy. Consequently, **BCCAAP MM034** and **SCRCAAP MM0025** are required.
60. The existing Valley Road Retail Area complements the retail offer of the Primary Shopping Area of Bradford City Centre by providing for large format bulky goods retailing. However, as currently worded, Policy SCRC/SE3 of the SCRCAAP is ambiguous as to the future role of the shopping area. Consequently, to aid clarity and to ensure effectiveness, modification **SCRCAAP MM024** is required to make explicit its suitability for large scale bulky goods.
61. An important element of the Council's regeneration proposals for Bradford City Centre is Policy CL3. This requires new development, including residential and office developments, to provide active frontages at ground floor level. However, it is important that the scale and type of use at ground floor level outside of the Primary Shopping Area does not result in the fragmentation of a legible town centre offer. Consequently, **BCCAAP MM032** is required to ensure that there is no tension between the consolidation of retail development within the Primary Shopping Area and the wider regeneration objectives of the Council. Similarly, modifications **BCCAAP MM035** and **MM036** are required to ensure that the policies relating to how applications for different uses are to be determined within primary and secondary frontages are clear and consistent with the CS and national policy.
62. Development of the former Sorting Office site (CH/1.2) for leisure uses is significant to the regeneration of the wider City Centre given its size and central location. A master plan is required as part of the redevelopment of the site. However, to avoid piecemeal development taking place, which would undermine the potential of the site **BCCAAP M006** is required to the text of the site allocation statement.
63. Subject to the above modifications, the policies of the plans, in relation to retailing and town centre development are consistent with the CS and national policy and provide an effective and justified basis for decision making.

Issue 7- Whether the policies of the two AAPs relating to employment are justified?

64. As submitted, the town centre employment policy of the BCCAAP is not based on evidence setting out the quantum of floorspace required to deliver the 6000 jobs proposed within the City Centre. Following submission of the Plan, an Office Floorspace Methodology Paper 2016 has been provided which provides appropriate evidence. Consequently, in order for the plan to be justified, reference to the study is required under modification **BCCAAP MM037**.
65. Subject to the above modification the plans' policies relating to employment are justified.

Issue 8 –Whether other generic polices are justified, effective and consistent with national policy?

66. Individual policies within the BCCAAP and the SCRCAAP have inappropriately elevated specific studies to development plan status. Examples of these include the Ecological Assessment for Shipley- Canal Road Corridor and City Centre Area Action Plan (2014) and the Bradford City Centre Design Guide and Addendum. Consequently, for the plans to be sound modifications are required to remove them from the policy text, and where appropriate, make reference to the studies or guidance elsewhere within the supporting text: **BCCAAP MM041; MM043; MM044; MM045; MM046; and MM047**.
67. Similarly, where it is appropriate to refer to guidance or legislation which is likely to be updated, reference to the exact version should be avoided to ensure that it does not become out of date during the Plan period **BCCAAP MM048**.
68. As submitted, a number of policies require that contributions are made towards infrastructure on what appears to be a pooled basis. In order to ensure that the policies are consistent with the provisions of the CIL regulations and national policy the following modifications are required: **BCCAAP MM038; MM039; MM041; MM044; MM046 and SCRCAAP MM023; MM026; MM029; MM033; MM034; MM035; MM039; and MM040**.
69. Subject to the above modifications, the generic polices are justified, effective and consistent with national policy.

Issue 9- Whether the policies of the two AAPs are consistent with the CS and national policy in relation to land instability matters?

70. There is a history of mining within the area. Consequently, sites CH/1.5 and CH/1.6 within the BCCAAP and NBW7 within the SCRCAAP are potentially vulnerable to land instability. Modifications **BCCAAP MM009 and MM010 and SCRCAAP MM020** are required to ensure that the potential presence of unstable land is taken into account so that the policies are effective and consistent with the Policy CS EN8 and paragraph 121 of the NPPF.
71. Subject to the above modification the plans' policies relating to land instability are consistent with the CS and national policy.

Issue 10- Whether the policies of the plans relating to open space for sport and recreation are consistent with the CS and national policy?

72. The provision and improvement of green infrastructure, including areas for both formal and informal recreation, is vital to the realisation of the visions of both AAPs and is clearly articulated within the plans and based on an extensive evidence base. However, as currently worded, the site allocation statement for the New Bolton Woods Site is not consistent with national policy in relation to the provision and improvement of sports facilities. Modifications **SCRCAAP MM018** and **MM019** are necessary to make explicit the need to provide for sports facilities within the development of the site, and that any sports facilities that are to be replaced are to be improved.
73. Subject to the above modification the policies of the plans relating to open space for sport and recreation are consistent with the CS and national policy.

Issue 11 –Do the two AAPs include provision for effective monitoring and review?

74. As submitted both plans do not clearly articulate the requirement to monitor the delivery of the objectives of the policies and the delivery of the site allocations. In order to ensure that the plans are effective modifications **SCRCAAP MM042** and **BCCAAP MM050** are required to prompt a review of the respective Plan, where monitoring demonstrates that it is necessary.
75. Subject to the above modifications the AAPs include provision for effective monitoring and review.

Assessment of Legal Compliance

76. My examination of the compliance of the Plans with the legal requirements is summarised in the table below. As submitted, the Plans failed to comply with Article 8 (5) of the 2012 Regulations, in that they did not identify the adopted plan policies which their policies were intended to supersede. These deficiencies are rectified by modifications **BCCAAP MM053** and **SCRCAAP MM044**.
77. Subject to these modifications the Plans meet the relevant legal requirements.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The Bradford City Centre and the Shipley and Canal Road Corridor Area Action Plans have been prepared in accordance with the Council's LDS July 2014.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted in July 2008. Consultation on the Bradford City Centre and the Shipley and Canal Road Corridor Area Action Plans and the MMs has complied with its requirements.
Sustainability Appraisal (SA)	SA has been carried out and is adequate.
Habitats Regulations Assessment (HRA)	The Habitats Regulations Appropriate Assessment Screening Report for the Bradford City Centre Action Plan April 2016 sets out why AA is not necessary.

	The HRA AA Screening Report for Shipley and Canal Road Corridor Area Action Plan sets out that the plan may have some negative impact. Natural England support this conclusion. Modifications SCRCAAP MM033; MM036 and MM038 are required. Subject to these modifications NE support the Plan (see above paragraph 38).
National Policy	The Bradford City Centre and the Shipley and Canal Road Corridor Area Action Plans comply with national policy except where indicated and MMs are recommended.
2004 Act (as amended) and 2012 Regulations.	The submitted Bradford City Centre and the Shipley and Canal Road Corridor Area Action Plans comply with the Act and the Regulations with the exception of Regulation 8 (5) but that is a matter which can be remedied as set out above in paragraph 76. (BCCAAP MM053 and SCRCAAP MM044).

Overall Conclusion and Recommendation

78. The Plans have a number of deficiencies in respect of soundness and legal compliance for the reasons set out above, which mean that I recommend non-adoption of them as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.
79. The Council has requested that I recommend MMs to make the Plans sound, legally compliant and capable of adoption. I conclude that with the recommended MMs set out in the Appendices the Shipley and Canal Road Corridor and Bradford City Centre Area Action Plans satisfy the requirements of Section 20(5) of the 2004 Act and meet the criteria for soundness in the National Planning Policy Framework.

Louise Nurser

Inspector

This report is accompanied by two Appendices containing the Main Modifications.

Appendix 2– Main Modifications Bradford City Centre Area Action Plan

The modifications below are expressed either in the conventional form of strikethrough for deletions and **underlining** for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Modification no.	Page no.	Policy/paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through
BCCAAP MM001	8	2.11	<u>There are a number of non-statutory regeneration plans and strategies which support the delivery and implementation of the Area Action Plan, however, it should be noted the AAP, together with the Council’s other adopted development plans, form the statutory planning framework against which all planning applications within the area are to be assessed.</u>
BCCAAP MM002	20	Text to be inserted at the end of the Central Business and Leisure District Vision	<u>The University now has a presence in the heart of the city and the Learning Quarter is linked to the Central Business and Leisure District by a high quality public realm.</u> <u>Traffic management and other improvements have created an attractive public realm making it easier for pedestrians to access the Central Business and Leisure District from surrounding Neighbourhoods</u>
BCCAAP MM003	21	Central Business and Leisure District Neighbourhood Spatial Framework	<u>Policy CBLD 1</u> <u>The sites put forward within the Central Business and Leisure District Neighbourhood of the Area Action Plan are allocated for the following land uses:</u> <u>B/1.1 Sharpe Street Car Park – Cultural and Leisure Uses;</u> <u>B/1.2 No.1 City Park – Office with ancillary retail and leisure uses;</u> <u>B/1.3 Jacobs Well Public Service Hub - Office with</u>

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			<p><u>ancillary retail and leisure uses;</u></p> <p><u>B/1.4 Exchange Court – Office and Residential Uses;</u></p> <p><u>B/1.5 Former Yorkshire Water Depot – Office and Residential with ancillary retail and leisure uses.</u></p> <p><u>B/1.6 Former Bradford Odeon – Leisure uses</u></p> <p><u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u></p>
BCCAAP MM004	24	Site B/1.2 No.1 City Park & CH/1.2 Area East of Valley Road	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>Part of this site may contain pockets of important and significant archaeological remains from the post-medieval period to the 18th century, depending upon whether new build on a different footprint to the existing building is envisaged.</u></p>
BCCAAP MM005	30	Little Germany and Cathedral Quarter Neighbourhood Spatial Framework	<p><u>Policy LGCQ 1</u></p> <p><u>The sites put forward within the Little Germany and Cathedral Quarter Neighbourhood of the Area Action Plan are allocated for the following land uses:</u></p> <p><u>CH/1.1 Area west of Valley Road Phased - Residential ;</u></p> <p><u>CH/1.2 Former Royal Mail sorting office - Leisure Uses ;</u></p> <p><u>CH/1.3 Cathedral Quarter Phase I - Residential ;</u></p> <p><u>CH/1.4 Cathedral Quarter Phase 2 - Residential ;</u></p>

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			<p><u>CH/1.5 Burnett Street car park - Residential ;</u> <u>CH/1.6 Olicana House, Chapel Street - Residential ;</u> <u>CH/1.7 East Parade car park - Residential ;</u> <u>CH/1.8 Land west of Wharf Street - Residential ;</u> <u>CH/1.9 Vacant plot bounded by Church Bank, Vicar Lane and Currer Street – Residential;</u> <u>CH/1.10 Vacant plot bounded by Church Bank, Peckover Street and Currer Street – Residential;</u> <u>CH/1.11 Gate Haus 2 – Residential;</u> <u>CH/1.12 Conditioning House – Residential.</u></p> <p><u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u></p>
BCCAAP MM006	34	CH/1.2 Area East of Valley Road	<p>Design</p> <ul style="list-style-type: none"> • Development of the Sorting Office site should be considered in conjunction with the adjacent rail station car park and the Westfield site compound at Forster Court. <u>As the site is currently in more than one ownership, any individual applications for constituent parts of the site should demonstrate how they contribute to the wider strategic objectives of the site.</u>
BCCAAP MM007	36	CH/1.3 Cathedral Quarter Phase 1	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>This site may contain pockets of important archaeological remains from the medieval period to the 18th century. The listed building will need archaeological recording in advance of further conversion.</u></p>

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BCCAAP MM008	37	CH/1.4 Cathedral Quarter Phase 2	The scale and design of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the nearby listed buildings. <u>Any development should ensure that the tower of the former Bradford College Cathedral Building, to the east of this site, remains as a prominent local landmark</u>
BCCAAP MM009	38	CH/1.5 (Burnett Street Car Park)	New text to be added under the “Design” section of the proposal statement: <u>The site is underlain by unrecorded probable shallow coal workings, which exist in thick coal outcrops. Policy EN8 of the Core Strategy sets out an overall framework for addressing land instability.</u> <u>The scale and design of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the nearby listed buildings</u> <u>The layout and scale of the buildings should respond to the sloping nature of the site. It is likely that lower buildings will be most appropriate on the upper slopes</u>
BCCAAP MM010	39	CH/1.6 Olicana House, Chapel Street	New text to be added under the “Design” section of the proposal statement: <u>The site is underlain by unrecorded probable shallow coal workings, which exist in thick coal outcrops. Policy EN8 of the Core Strategy sets out an overall framework for addressing land instability.</u> <u>The scale and design of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the nearby listed building.</u>

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BCCAAP MM011	40	CH/1.7 East Parade Car Park	New text to be added under the “Design” section of the proposal statement: <u>The scale and design of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the nearby listed buildings</u>
BCCAAP MM012	41	CH/1.8 Land West of Wharf Street	New text to be added under the “Design” section of the proposal statement: <u>“The scale and design of new development should respond sensitively to the character of the adjacent Cathedral Precinct Conservation Area</u>
BCCAAP MM013	42	CH/1.9 Vacant Plot bounded by Church Bank, Vicar Lane and Currer Street	New text to be added under the “Design” section of the proposal statement: <u>This site lies within the Little Germany Conservation Area and adjacent to the boundary of the Cathedral Quarter Conservation Area. It has Grade II listed buildings to its south-west and north-east and lies opposite the Grade I Listed Cathedral Church of St Peter. The scale and design of new development should respond sensitively to the surrounding historic context and safeguard the character and setting of the Conservation Areas of Little Germany and the Cathedral Quarter and of the surrounding listed buildings (including St Peter’s Cathedral).</u> <u>The layout and scale of the buildings should respond to the sloping nature of the site. It is likely that lower buildings will be most appropriate on the upper slopes.</u>
BCCAAP MM014	43	CH/1.10 Vacant Plot bounded by Church Bank, Peckover Street and Currer Street	New text to be added under the “Design” section of the proposal statement: <u>This site lies within the Little Germany Conservation Area and adjacent to the boundary of the Cathedral Quarter Conservation Area. It has Grade II listed buildings to its south-west and north-east and lies opposite the Grade I Listed Cathedral Church of St Peter. The scale and design</u>

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			<p><u>of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the Conservation Areas at Little Germany and the Cathedral Quarter and of the surrounding listed buildings (including St Peter’s Cathedral)</u></p> <p><u>The layout and scale of the buildings should respond to the sloping nature of the site. It is likely that lower buildings will be most appropriate on the upper slopes.</u></p> <p><u>This site may contain pockets of important archaeological remains from the medieval period to the 18th century.</u></p>
BCCAAP MM015	45	CH/1.12 Conditioning House, Cape Street	<p>CH/1.12 Conditioning House, Cape Street</p> <p>New text to be added under the “Design” section of the proposal statement: <u>This listed building will require archaeological recording prior to further conversion.</u></p> <p><u>Flood Risk</u></p> <p><u>As 22% of the site is currently located in Flood Zone 3a(i), any planning application on this site must be supported by a site-specific Flood Risk Assessment.</u></p>
BCCAAP MM016	46	CH/1.13 Midland Mills, Valley Road	<p>New text to be added under the “Design” section of the proposal statement: <u>The Grade II listed mill will require archaeological recording before conversion.</u></p> <p><u>Flood Risk</u></p> <p><u>The site is currently located with Flood Zone 3a. Any planning application on this site must be supported by a site-specific Flood Risk Assessment.</u></p>
BCCAAP MM017	48	The Markets Neighbourhood Spatial Framework	<p><u>Policy MN 1</u></p> <p><u>The sites put forward within the Markets Neighbourhood of the Area Action Plan are allocated for the following land uses:</u></p>

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			<p><u>M/1.1 Car park, Simes Street Residential led mixed use with ancillary retail and leisure uses.</u></p> <p><u>M/1.2 Car park on site of former Carlton Grammar School Residential ;</u></p> <p><u>M/1.3 Stone Street car park Residential ;</u></p> <p><u>M/1.4 Former Yorkshire Building Society headquarters Residential led with ancillary retail and leisure uses.</u></p> <p><u>M/1.5 Former Tetley Street shed Residential with ancillary retail and leisure uses.</u></p> <p><u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u></p>
BCCAAP MM018	51	M/1.1 Car Park, Simes Street	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>The site adjoins the boundary of the City Centre Conservation Area. The site includes the remains of the Grade II Listed Simes Street Chapel (Fountains Hall). The United Reform Chapel, to the west of this site, is also listed.</u></p> <p><u>This site may contain pockets of important and significant archaeological remains from the medieval period to the 18th century. If directly affected by development, the listed chapel will require recording in advance of development.</u></p>
BCCAAP MM019	53	M/1.3 Stone Street Car Park	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>The scale and design of new development should respond sensitively to the surrounding historic context and safeguard the character and setting of the adjacent listed building.</u></p>

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BCCAAP MM020	54	M/1.4 Former Yorkshire Building Society Head Quarters, High Point, New John Street	New text to be added under the “Design” section of the proposal statement: <u>The areas of the site which are not covered by buildings may contain pockets of important archaeological remains dating from the medieval period to the 18th century.</u>
BCCAAP MM021	55	M/1.5 Former Tetley Street Shed, Tetley Street	New text to be added under the “Design” section of the proposal statement: <u>This site may contain pockets of important and significant archaeological remains from the medieval period to the 18th century.</u>
BCCAAP MM022	57	The Goitside Neighbourhood Spatial Framework	<u>Policy GN 1</u> <u>The sites put forward within the Goitside Neighbourhood of the Area Action Plan are allocated for the following land uses:</u> <u>V/1.1 - Former Provident Financial headquarters - Residential ;</u> <u>V/1.2 - Former Gas Works – Residential with ancillary retail and leisure ;</u> <u>V/1.3 - Globus Textiles – Residential with ancillary retail and leisure;</u> <u>V/1.4 - Wigan Street Car Park – Residential;</u> <u>V/1.5 - Yorkshire Stone yard - Residential ;</u> <u>V/1.6 - Former Bee Hive Mills - Residential;</u> <u>V/1.7 - Vacant site – Residential;</u> <u>V/1.8 Car sales / filling station Residential with ancillary retail and leisure</u> <u>V/1.9 Sunwin House Residential / Retail / Office / Leisure</u> <u>V/1.10 Thornton Road / Water Lane Residential with ancillary retail and leisure</u> <u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying</u>

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			<u>development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u>
BCCAAP MM023	66	V/1.7 Vacant Site South of Sunbridge Road, bounded by Tetley Street and Fulton Street	New text to be added under the “Design” section of the proposal statement: <u>The site lies within the Goitside Conservation Area and there is a Grade II listed building adjacent to its north-eastern corner. The scale and design of new development should respond sensitively to the surrounding historic context and safeguard the character and setting of the adjacent listed building.</u>
BCCAAP MM024	67	V/1.8 Car Sales / Filling Station Site, Thornton Road	New text to be added under the “Design” section of the proposal statement: <u>“There is a group of listed buildings along the site’s eastern boundary which abuts the Goitside and City Centre Conservation Areas. The scale and design of new development should respond sensitively to the surrounding historic context and safeguard the character and setting of the adjacent listed buildings</u>
BCCAAP MM025	68	V/1.9 Sunwin House, Godwin Street / Sunbridge Road	New text to be added under the “Design” section of the proposal statement: <u>The areas of the site which are not covered by buildings may contain pockets of important archaeological remains dating from the medieval period to the 18th century. The listed building may require archaeological recording prior to further conversion.</u>
BCCAAP MM026	69	V/1.10 Thornton Road / Water Lane	New text to be added under the “Design” section of the proposal statement: <u>The site adjoins the boundary of the Goitside Conservation Area. Any redevelopment of this area should respond sensitively to the surrounding historic context.</u>

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BCCAAP MM027	71	Learning Quarter Neighbourhood Spatial Framework	<p><u>Policy LQN 1</u></p> <p><u>The sites put forward within the Learning Quarter Neighbourhood of the Area Action Plan are allocated for the following land uses:</u></p> <p><u>LQ/1.1 - University of Bradford Car Park - Education</u> <u>LQ/1.2 - University of Bradford Car Park - Residential</u> <u>LQ/1.3 - University of Bradford Car Park - Residential</u></p> <p><u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u></p>
BCCAAP MM028	76	Southern Gateway Neighbourhood Spatial Framework	<p><u>Policy SGN 1</u></p> <p><u>The sites put forward within the Southern Gateway Neighbourhood of the Area Action Plan are allocated for the following land uses:</u></p> <p><u>SG/1.1 - Clifford Street Car Park - Residential</u> <u>SG/1.2 - Britannia Mills and Car - Park Leisure</u> <u>SG/1.3 - Stations Improvement Site - Transport / Station Improvements</u></p> <p><u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u></p>
BCCAAP MM029	88	Policy CL1	<p>Policy CL1 - Housing</p> <p><u>A. Within the City Centre a minimum net delivery of 3,500 residential units will be delivered;</u></p> <p>A. B. Throughout the city centre The development of new homes will be expected to contain a proportion of family sized homes, consisting of houses or apartments with two</p>

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			<p>or more bedrooms and an element of usable outdoor amenity space. In defining the proportion of family sized homes that will be sought, regard will be had to the existing housing profile of the area, including identified local housing requirements and the characteristics of the site, including its suitability for different housing types. The number of family sized homes will also be proportionate to the scale of development.</p> <p>B. C. Where the upper floors of commercial premises are vacant or underused, the use of those floors for new homes will be encouraged, provided that appropriate independent access is available to the proposed homes and provided that the viability of the ground floor premises would not be threatened, for instance through the loss of important ancillary storage space.</p> <p>C. D. Development which would create or contribute to a detrimental concentration within any given area of studios, bedsits, specialist student housing, houses in multiple occupation or hostel accommodation will not be permitted.</p> <p>D. E. The Council shall expect residential amenity / open space to be incorporated into the all new major residential developments within Bradford City Centre. This may take the form of terraces, rooftop gardens, balconies, courtyards etc.</p> <p>E. F. The Council shall expect residential development within the City Centre to achieve a minimum density of 250 dwellings per hectare, but will accept lower density if local circumstances demand this.</p>
BCCAAP MM030	89	Policy CL2: Flood Risk	<p>Policy CL2: Flood Risk</p> <p>Within the city centre, proposals for housing and other vulnerable uses on sites that are at risk of flooding and are not already allocated for those uses by this plan should be supported by a flood risk sequential test undertaken within the confines of the city centre, taking account of all reasonably available sites in the area that are either allocated for development or otherwise vacant or underused. The search area for the sequential test will be the city centre boundary unless material considerations</p>

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			<p>indicate otherwise.</p> <p>Those proposals which pass the sequential test (<u>and if necessary the Exception Test</u>) will still be required to submit a site specific flood risk assessment. Proposals must demonstrate the development scheme will not have increase flooding within the city centre <u>increase flood risk elsewhere</u>.</p> <p>A. Applicants will also need to demonstrate how the proposal will:</p> <ol style="list-style-type: none"> 1. Provide a safe access and egress route away from the flood risk (i.e. to flood zone 1) during a design flood event; and 2. Locate more vulnerable uses in the area of the proposal least at risk; 3. Or provide a clear justification as to why these requirements are not practical, viable or appropriate in planning and design terms. <p>B. Applicant will also need to demonstrate of the proposal will achieve an appropriate degree of safety over the lifetime of the development <u>taking into account the site specific recommendations in the SFRA Level 2 and the latest climate change allowances</u>. The minimum safety standards are as follows:</p> <ol style="list-style-type: none"> 1. For more vulnerable uses, the floor levels of habitable rooms will be above the design flood level. 2. For all uses the development will: <ol style="list-style-type: none"> i. Remain structurally sound in an extreme flood event; ii. Provide appropriate flood resistance / resilience measures to the extreme flood level; iii. Not generate an increase in flood risk elsewhere; iv. Provide a flood plan, which covers methods of warning and evacuation; v. Provide an appropriate safe refuge above the extreme flood level if criterion 4a is not met.
BCCAAP MM031	89	Policy CL2	4.30 Site allocations for new homes in these areas are included to ensure that regeneration is able to continue in areas that might otherwise experience planning blight.

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			<p>Within these areas, in accordance with the sequential approach, the sites where the depth and severity of flooding are at their lowest will be selected first.</p> <p>Reflecting the Exception Test, sites in these areas will not be granted planning permission for new homes if they cannot be made safe from the effects of flooding, including the provision of safe access and escape. <u>As part of any site specific Flood Risk Assessment for allocated and unallocated sites, the developer will be expected to demonstrate how any proposal will pass PART B of the Exceptions Test.</u></p>
BCCAAP MM032	90	Policy CL3	<p>Policy CL3 - Active Frontages and Community Provision</p> <p>The Council will actively seek the provision of active frontages at the ground floor levels of any proposed new build developments or conversion of buildings within the City Centre.</p> <p>Active frontages may include (but not solely) retail, leisure, healthcare, café, restaurant, financial services etc. <u>small scale retail, other main town centre uses and community provision.</u></p> <p>Where an active ground floor use is not able to be achieved through incorporating the above uses, the Council will expect the design to reflect an active usage by the articulation of facades in a way which includes:</p> <p>A. Frequent doors and windows with few blank walls; B. Articulation of facades with projections such as bays and porches; C. Internal uses visible from the street, particularly on non- residential uses.</p> <p><u>The scale and type of ground floor use must also be consistent with Policies SL1 and SL2 of the AAP.</u></p>
BCCAAP MM033	92	Paragraph 4.37	<p>4.37 Taking account of the size of the City of Bradford, it is considered to be underserved in regards to its city centre retail offer. It also lacks a cohesive retail core with the shopping area spread out between Broadway, the Kirkgate Centre and the Forster Square Retail Park. Recent improvements have been made to the shopping offer with</p>

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			<p>the completion of the Rawson Quarter development in 2005, and the development of Primark as the anchor store in the Kirkgate Centre. More change is set to come with the Broadway Shopping Centre development, which will significantly improve the shopping facilities in the city.</p> <p><u>4.37 The delivery of the Broadway Shopping Centre has resulted in the City of Bradford being well served in terms of a modern retail offer, and provides the city centre a cohesive retail shopping area by linking the Kirkgate Centre and Forster Square Retail Park.</u></p>
BCCAAP MM034	92	Policy SL1	<p>New retail development (use class A1) within Bradford City Centre will be primarily directed towards the identified Primary Shopping Area or to sites which adjoin that. Elsewhere in the city centre retail and other main town centre uses may be acceptable where they would not be harmful to the vitality, viability and retail function of the identified shopping area. Development proposals providing greater than 1,500 sq.m gross floorspace for main town centre uses in an edge or out of centre location will be the subject of an impact assessment. New or extended market provision will be supported in Bradford City Centre where it would support the vitality, viability and diversity of the city centre.</p> <p><u>The Bradford City Centre Boundary and Primary Shopping Area are identified on the Policies Map.</u></p> <p><u>The role of Bradford City Centre as a focus for accommodating main town centre uses and the function of the Primary shopping Area as the focus of retail activity will be maintained and enhanced.</u></p> <p><u>Retail development will be directed towards the identified Primary Shopping Area. Outside of the Primary Shopping Area retail development will only be permitted in accordance with the sequential test set out in Core Strategy Policy EC5.</u></p> <p><u>Retail development proposals on the edge of the Primary Shopping Area, or outside of the Primary Shopping Area</u></p>

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			<p><u>,whose gross floor space is greater than 1500 square metres will be subject to an impact assessment.</u></p> <p><u>Within Bradford City Centre the development of other non- retail main town centre uses of an appropriate scale and function will be supported.</u></p> <p><u>The re-use of upper floors of premises within the City Centre, for residential, office or appropriate commercial or community uses, which maintain or enhance the character and vitality of the City Centre and broaden the range of services will be supported.</u></p>
BCCAAP MM035	93	Paragraph 4.43	<p><u>Primary frontages will include a high proportion of retail uses which may include for example, the sale of food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.</u></p>
BCCAAP MM036	94	Policy SL2	<p>Policy SL2: Primary and Secondary Frontages</p> <p>A. Within the Primary Shopping Frontage in Bradford City Centre change of use of retail premises (use class A1) will be permitted provided that:</p> <ol style="list-style-type: none"> 1. The proposed use would make a positive contribution to the vitality and viability of the Primary Shopping Frontage and the city centre as a whole; and 2. The proposed use would not result in a concentration of non-retail uses, which would be detrimental to the vitality of the shopping street; and 3. The proposed use would not dominate or fragment the shopping frontage as a result of its scale, by creating a significant break in the retail frontage or by resulting in a harmful loss of retail floorspace; and 4. The proposed use would be compatible with a retail area in that it includes a shop front with a display function and would be immediately accessible to the public from the street. <p>B. A. Within the defined Primary Shopping Frontage change of use to cafés, restaurants, pubs or bars (Use Classes A3 and A4 <u>as defined in the Town and Country Planning (Use Classes) Order 1987, as amended</u>) or other appropriate leisure uses will be acceptable provided that the dominant shopping character is maintained <u>and the following criteria are met:</u></p> <ol style="list-style-type: none"> 1. The proposed use would make a positive contribution

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			<p>to the vitality and viability of the Primary Shopping Frontage and the city centre as a whole; and</p> <p>2. The proposed use would not result in a concentration of non-retail uses, which would be detrimental to the vitality of the shopping street; and</p> <p>3. The proposed use would not dominate or fragment the shopping frontage as a result of its scale, by creating a significant break in the retail frontage or by resulting in a harmful loss of retail floorspace; and</p> <p>4. The proposed use would be compatible with a retail area in that it includes a shop front with a display function and would be immediately accessible to the public from the street.</p> <p>E. B. In all cases proposals which would result in the loss of retail floor space , will be expected to demonstrate that they will not be detrimental to the continued viability and vitality of the shopping street.</p> <p>D. C. Within Secondary Shopping Frontages in Bradford City Centre the development of retail or other related <u>leisure</u> uses (use classes A2-A5, or other similar uses such as gyms, arts and cultural premises and community facilities D1 and D2 as as defined in the Town and Country Planning (Use Classes) Order 1987, as amended) will be acceptable where they would help to maintain or enhance the function of the shopping area..</p> <p>E. D. In all cases, proposals which would result in the loss of retail floorspace, including storage or servicing space, will be expected to demonstrate that they will not be detrimental to the continued viability of the retail unit.</p>
BCCAAP MM037	98	Paragraph 4.56	4.56 Bradford City Centre has seen extensive office development in recent years facilitating growth and employment in key sectors such as financial and business services industries. This has included both speculative schemes and pre-let, custom designed premises. Although the recent recession affected the number of office schemes commencing construction, further demand for Grade A office floorspace is anticipated within the plan period. Policy EC2 of the Core Strategy proposed that a further 135ha of developable employment land would be sought within the District within the plan period. With the

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			aim of Bradford City Centre becoming the economic driver and the focus for Grade A office space within the District. a proposed target of 6,000 jobs through the delivery of office floorspace over the plan period, <u>6,000 jobs will be delivered over the plan period through the provision of levels of office floor space consistent with the findings of the Office Floor Space Methodology Paper 2016.</u>
BCCAAP MM038	103	Policy M1	Where viable and , feasible, <u>and directly related to the development, and consistent with the provisions of the CIL regulations,</u> all development proposals within the city centre will be expected to contribute to and aid in the delivery of these transport improvements.
BCCAAP MM039	105	Policy M2	Where viable and , feasible, <u>and directly related to the development, and consistent with the provisions of the CIL regulations,</u> all development proposals within the city centre will be expected to contribute to and aid in the delivery of these transport improvements.
BCCAAP MM040	105	Paragraph 4.93	4.93 The existing car parks are spread throughout the centre in a random manner and there is currently no overall strategy for parking in the city centre. In addition many of the surface car parks are likely to be subject to development interest. A parking study is being undertaken which will inform a future parking strategy for the City Centre. <u>The 2016 City Centre Parking Study has informed the identification of suitable sites for development including those currently in use as surface car parks, and provides a number of recommendations for a City Centre Parking Strategy.</u>
BCCAAP MM041	106	Policy M3	TRAFFIC AND HIGHWAYS The following specific transport improvement schemes will be supported: A. Westgate – Thornton Road Link B. Croft Street / Britannia Street Signal Improvements C. Reintroduction of traffic restrictions between Church Bank and New Cheapside D. City Centre Car Parks Variable Message Signing E. A city centre 20mph zone F. Hall Ings Improvements In addition to the above further enhancements will be made to the Urban Traffic Control system in the City Centre as opportunities arise through new technology. See Figure 19 in Appendix E for a map detailing the transport improvement schemes.

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			<p>The highway asset within the City Centre will be maintained and improved. in accordance with the West Yorkshire Highways Asset Management Plan. Where viable and, feasible, <u>and directly related to the development, and consistent with the provisions of the CIL regulations,</u> all development proposals within the city centre will be expected to contribute to and aid in the delivery of these transport improvements.</p> <p>PARKING STANDARDS The Parking Standards Schedule in Appendix 4 of the Core Strategy set out car parking standards and minimum cycle parking and disabled car parking standards for new development in Bradford. Specific highways guidance for proposed site allocations can be found within the supporting allocation statements. and will be informed by the Transport Study.</p> <p>RESIDENTIAL CAR PARKING An appropriate level of new residential car parking, which may include on-street parking solutions, will be acceptable in the city centre where it is properly integrated into the broader design of the development or the existing street scene. Developments of new homes that provide fewer car parking spaces than the standard and car-free residential developments will be acceptable where they are consistent with the Core Strategy. and Car Parking Strategy. Specific guidance on car parking provision within Allocated Sites is supplied within the allocation statements.</p>
BCCAAP MM042	107	Policy M4	<p>Policy M4 - Impact of new development upon the transport network</p> <p>Proposals and developments introduced by other parts of this plan such as City Living, Office and Employment or Shopping and Leisure should include proposals for improving pedestrian and vehicular movement as <u>where</u> appropriate. All proposals should avoid the creation of barriers to pedestrians and cyclists and or changes <u>to existing routes that result in increased travel distances for pedestrians, cyclists and vehicles</u> the diversion or increased distances to existing routes. All developments could/should aim to improve rather than hinder <u>pedestrian and cyclist</u> movements around the City.</p>

Modification no.	Page no.	Policy/paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through
			<p>All major development proposals in the city centre including:</p> <ul style="list-style-type: none"> • <u>Provision of 10 or more residential units</u> • <u>Any development of 1000 sq metres of floorspace and over</u> • <u>Development involving a site of 0.5ha and over</u> <p>will have a mandatory requirement be required be required to submit a transport assessment with the planning application and will be assessed against policy TR1 of the Core Strategy and the <u>provisions of the NPPF. Any transport assessment must consider any potential impacts of the scheme upon the Strategic Road Network including planned capacity enhancements.</u></p> <p><u>Developments of a smaller scale, which fall below the above thresholds, will be required to submit a transport statement with the planning application. This will be assessed against policy TR1 of the Core Strategy and the NPPF.</u></p>
BCCAAP MM043	108	Paragraph 4.101	<p><u>In 2014 Bradford Council commissioned West Yorkshire Ecology to undertake an ecological study of the City Centre and Shipley and Canal Road Corridor in support of the Area Action Plans. Ecological Assessment for the Shipley and Canal Road Corridor & Bradford City Centre AAPs (2014) puts forward a number of Key Biodiversity Interventions for the AAP's to take forward to improve the ecology of these key regeneration areas.</u></p>
BCCAAP MM044	108	Policy M5	<p>The Council will support the delivery of the Key <u>Biodiversity</u> Interventions. put forward in the Ecological Assessment for Shipley — Canal Road Corridor and City Centre Area Actions Plans (2014). These key interventions will be the priority ecology projects for delivery over the course of the plan period:</p> <p>A. The Butterfly Express B. The Nectar Highway F. C. The Canal Road Greenway H.D. Urban Oasis</p> <p>Where viable and, feasible, <u>and directly related to the development, and consistent with the provisions of the</u></p>

Modification no.	Page no.	Policy/paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through
			CIL regulations, all development proposals within the city centre will be expected to contribute to and aid in the delivery of these <u>Key Biodiversity Interventions.</u> improvements above.
BCCAAP MM045	108	Paragraph 4.102	In 2014, consultants Gillespies were commissioned by the Council to undertake a Green Infrastructure (GI) Study to assess the existing and future potential of green infrastructure within the City Centre. <u>The GI Study (2014) puts forward a number of Key Green Infrastructure Interventions for the AAP's to take forward to improve the ecology of these key regeneration areas.</u>
BCCAAP MM046	108	Policy M6	The Council will support the delivery of the Key <u>Green Infrastructure Interventions</u> put forward in the City Centre Green Infrastructure Study (2014) . These Key Interventions will be the priority green infrastructures projects for delivery <u>over</u> the course of the plan period. Where viable and, feasible, <u>and directly related to the development, and consistent with the provisions of the CIL regulations,</u> all development proposals within the city centre will be expected to contribute to and aid in the delivery of these <u>Key Green Infrastructure Interventions.</u>
BCCAAP MM047	111	Policy BF1	Development proposals should be of high quality design, respect the site and its setting, and enhance the character and local distinctiveness of the City Centre. Proposals will be expected to accord with the Bradford City Centre Design Guide and Addendum, the Neighbourhood Spatial Frameworks and the Proposal Allocation Statements, and any relevant Local Plan policy or guidance. F. Preserve and enhance the character, appearance and setting of the City Centre's heritage assets by having suitable regard to the adopted Conservation Area Appraisals and Listed Building Statements.
BCCAAP MM048	113	Policy BF3	New development must be designed to minimise environmental impact within the city centre and ensure that any impacts of pollution are appropriately considered and mitigated. In doing so new development schemes (including conversions and changes of use where appropriate) must ensure that: A. all construction and demolition schemes adhere to a construction environmental management plan which must be submitted to and approved by the council before works commence. The CEMP must specify how the developer

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			<p>will mitigate noise and dust emissions from the works</p> <p>B. all opportunities to connect to implement renewable energy generation have been explored and included as part of new development unless shown to be unviable or inappropriate</p> <p>C. ground contamination needs have been assessed and remediated using the latest Environment Agency guidance Model Procedures for the Management of Land Contamination (CLR11)</p> <p>D. proposals for site investigation and remediation schemes (where appropriate) utilise appropriate risk assessment and are approved by the Council in advance of development. Such measures should ensure that sites are 'fit for purpose'</p> <p>E. new residential and commercial development schemes and the introduction of fixed plant machinery have been designed to meet internal and external noise levels stipulated within the most up to date Building Regulations. specified in BS4142 and BS 8223, or subsequent replacement standards</p>
BCCAAP MM049	114	4.126	<p>4.126 As there are nationally designated and local heritage assets across the entire District, including the Town Centre, their protection and conservation is covered by Policies EN3, EN4, DS3, SC1, BD1, BD2, and TR4 of the Bradford Local Plan: Core Strategy . The Bradford Local Plan: Core Strategy also sets out a proactive strategy for the conservation and enhancement of the historic environment, to which the AAP will contribute. The Council is has also producing produced a series of Conservation Area Appraisals which will provide further information and advice about the special interest of each Conservation Area and their management. <u>Applications for development proposals within Conservation Areas should have special regard to the information contained within these Appraisals to ensure there are no significant detrimental impacts upon heritage assets or the historic fabric of the area. It should also be noted these documents should not be the sole source of information in any heritage impact assessment, and the applicant is advised to use other sources of evidence such as the Heritage Environment Record (HER), archive records and any other information they consider appropriate.</u></p>
BCCAAP MM050	120	New Paragraph - 4.147	<p><u>Annual Monitoring Report</u></p> <p><u>The Monitoring framework (Tables 2 - 5) of the AAP will</u></p>

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			<p><u>be the primary mechanism for monitoring the effectiveness of the policies contained within this AAP and will form part of the Annual Monitoring Report (AMR). The AMR will monitor the targets set out within the monitoring framework to ensure the plan is being delivered effectively.</u></p> <p><u>Should the targets of the monitoring framework not be met, this will prompt a review of the AAP where necessary.</u></p> <p><u>The AMR shall also monitor the delivery of the allocated sites as set out in the Table 1. Should the targets of table 1 not be met, this will prompt a review of the AAP where necessary.</u></p>														
BCCAAP MM051	121	Table 1: Proposed Allocations Planning and Delivery	<p>V/1.8: Car Sales / Filling Station Site, Thornton Road</p> <p>Residential led mixed use</p> <p>230 residential units</p> <p>2020 – 2025 <u>2025 – 2030.</u></p>														
BCCAAP MM052	23 88 90 103 105	B/1.1 Policy CL1 Policy CL3 Policy M1 Policy M2	etc														
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			<p data-bbox="691 1106 1422 1142"><u>Appendix F – Superseded Policies</u></p> <p data-bbox="691 1187 1422 1299"><u>Superseded Replacement Unitary Development Plan (RUDP) Policies and Allocations upon adoption of the Bradford City Centre Area Action Plan</u></p>																	

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Appendix 3 – Main Modifications to Shipley and Canal Road Corridor Action Plan

The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Modification no.	Page no.	Policy/ paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through
MM001	11	2.11	<p><i>Insert new paragraph as follows:</i></p> <p>The development potential, which comes from the Corridor’s strategic location and the extensive areas of unused and underused land, are its defining qualities. As shown in Figure 3 the Corridor links to each of the Council’s priority urban regeneration areas, and as such has the potential to make a significant contribution to the regeneration of the District.</p> <p><u>There are a number of non-statutory regeneration plans and strategies which support the delivery and implementation of the Area Action Plan. However, it should be noted that the AAP, together with the Council’s other adopted development plans, form the statutory planning framework against which all planning applications within the area are to be assessed.</u></p>
MM002	12	2.15	<p><i>Insert new paragraph and delete text as follows:</i></p> <p><u>The Council has identified the SCRC as an Urban Eco Settlement. The area provides the opportunity to deliver significant housing and economic growth supported by environmental and sustainable transport improvements and to secure direct investment and funding to support the delivery of innovative and sustainable development, climate change mitigation and green infrastructure enhancements.</u></p> <p><u>The SCRC has the potential to deliver new large scale sustainable neighbourhoods within the heart of one</u></p>

Modification no.	Page no.	Policy/ paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through
			<p><u>the Leeds City Region’s major urban areas and to become a popular place to live and work that is well connected and accessible to jobs, within a green and attractive setting. This ambition underpins the identification of the area as an ‘Urban Eco Settlement’ and a Leeds City Region Strategic Housing Growth Area.</u></p> <p><u>The Urban Eco Settlement will apply across the whole AAP area. The Council will seek to work with partners, landowners, developers and local communities to identify opportunities and additional funding to support the delivery of high quality and innovative development, enhanced green spaces and environmental improvements.</u></p> <p>The Shipley and Canal Road Corridor has the potential to provide significant numbers of new homes and jobs, within the City of Bradford. This area is therefore being promoted by the Council and its partners as an Urban Eco Settlement. The AAP will aim take forward the principles of the Urban Eco Settlement programme and deliver a new sustainable settlement in Bradford of homes built to high environmental standards, in a green and attractive setting, which is well located close to jobs and facilities and will act as an exemplar development.The Council has considered how Eco Settlement principles have been applied in the AAP, taking into account the unique nature of the area, current national planning policy and viability issues. <u>The Council will seek to work with partners, utilise funding sources and its own assets including land to support the delivery of high quality, innovative and sustainable development in the SCRC. The Council will support and encourage development to achieve high standards of sustainable design and construction.</u></p> <p><u>Nonetheless, the AAP does not set any local sustainable building standard requirement above national sustainability standards.</u> Appendix E sets out how these UES principles have been taken forward in the AAP.</p>

Modification no.	Page no.	Policy/ paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through
MM003	19	3.4 Strategic Objective- 11	<i>Amendment to Objective 11 as follows:</i> Protect and enhance the historic environment and setting of the Saltaire World Heritage Site by ensuring that development proposals avoid substantial harm and take account of the potential impact upon the character and setting of key heritage assets in the area, and where possible enhance the elements which contribute to their significance.
MM004	22	ShipleY Vision	<i>Amendment to first paragraph of the ShipleY Vision, as follows:</i> ShipleY will have strengthened its role as an attractive place to live, work and visit with a vibrant town centre, new high quality mixed use developments and excellent public transport links, <u>and will provide an attractive gateway to Airedale and the World Heritage Site of Saltaire.</u>
MM005	25	ShipleY site Allocations	<i>Insert the following new sub area policy and amend site allocations as follows:</i> <u>Policy SCRC/SH1</u> <u>The sites put forward within the ShipleY sub area of the Area Action Plan are allocated for the following land uses:</u> ShipleY Proposed Site Allocations STC1 ShipleY Indoor Market Hall Mixed use re-development STC2 Market square Town centre redevelopment /public realm enhancement STC3 Station Road Residential STC4 ShipleY Gateway Site Mixed use re-development

Modification no.	Page no.	Policy/ paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through
			<p>STC5 Atkinson Street Residential</p> <p>STC6 Buildings along Briggate Mixed use</p> <p>SE1 Shipley East Residential led mixed use</p> <p>SE2 Land around Crag Road Flats Residential infilling</p> <p>DF1 Dock Lane, Canalside Residential led mixed use</p> <p>DF2 Junction Bridge, Briggate Business/mixed use</p> <p>DF3 Land between Leeds Road and Dock Lane Residential/mixed use</p> <p>DF4/DF5 Dockfield Road North/ Dockfield Road South Residential mixed Use</p> <p>DF6 Regent House Residential redevelopment</p> <p>DF7 Junction of Dock Lane and Dockfield Road Residential re-development</p> <p>DF8 Dock Lane Residential</p> <p>DF9 Dockfield Road Residential redevelopment</p> <p><u>STC1. Shipley Indoor Market Hall- Retail with supporting main town centre and residential uses</u></p> <p><u>STC2. Market Square- Retail with supporting main town centre and residential uses/public realm enhancement</u></p> <p><u>STC3. Station Road- Residential</u></p>

Modification no.	Page no.	Policy/ paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through
			<p><u>STC4. Shipley Gateway Site- Mixed use retail and leisure with residential uses</u></p> <p><u>STC5 Atkinson Street- Residential</u></p> <p><u>STC6. Buildings along Briggate- Residential with supporting main town centre uses</u></p> <p><u>SE1. Shipley East- Residential led mixed use with supporting retail and business uses</u></p> <p><u>SE2. Land around Crag Road Flats- Residential</u></p> <p><u>DF1. Dock Lane Canalside- Mixed use of residential and business (B1).</u></p> <p><u>DF2. Junction Bridge, Briggate- Business/Mixed use of employment uses with supporting main town centre and residential uses</u></p> <p><u>DF3. Land between Leeds Road and Dock Lane- Residential/mixed use of residential and employment and commercial uses</u></p> <p><u>DF4. Dockfield Road North/ Dockfield Road South-Mixed use development of residential and employment uses (B1) with open space and water compatible uses</u></p> <p><u>DF5. Regent House- Residential</u></p> <p><u>DF6. Junction of Dock Lane and Dockfield Road- Residential</u></p> <p><u>DF7. Dock Lane- Residential</u></p> <p><u>DF8. Dockfield Place- Residential</u></p> <p><u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u></p>

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MM006	26	STC1: Shipley Indoor Market Hall	<p><i>Site allocation text to be amended as follows:</i></p> <p>Proposed Use Town centre mixed use re-development opportunity, <u>Retail with supporting main town centre and residential uses</u></p> <p>Site proposals The redevelopment/refurbishment of the Indoor Market Hall for retail-led mixed use development, <u>including main town centre and residential uses</u>, will be supported.</p> <p>Expected Development: 20 residential units/office/business commercial <u>business commercial</u> uses on upper floors with retail commercial <u>and supporting</u> leisure uses (A1A2-A4) on the ground/<u>lower</u> floors.</p>
MM007	27	STC2: Market Square	<p><i>Site allocation text to be amended as follows:</i></p> <p>Proposed Use: Town centre redevelopment opportunity, <u>Retail with supporting main town centre and residential uses</u>/public realm enhancement</p> <p>Site proposals The redevelopment/refurbishment of buildings around market square for retail and new retail-led mixed use development, <u>including main town centre and residential uses</u>, will be supported. Development proposals should:</p> <p>Expected Development: 25 residential units, office and commercial <u>business-uses on upper floors</u>, with retail <u>and supporting main town centre uses</u> and leisure uses (A1A2-A4) on the ground/<u>lower</u> floors</p>

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MM008	29	STC4: Shipley Gateway Site	<p><i>Site allocation text to be amended as follows:</i></p> <p>Proposed Use: Town centre mixed use redevelopment opportunity Mixed use <u>retail and leisure with residential uses</u></p> <p>Site Proposals The comprehensive redevelopment of land or buildings for retail and /leisure/<u>residential</u> led mixed use development, <u>including main town centre uses</u>, to create an enhanced gateway to the town centre will be supported. Hotel <u>and</u> business and residential uses will also be encouraged as part of the mix.</p> <p>Expected Development: 50 residential units, <u>retail</u>/business/hotel and commercial /<u>leisure</u> uses, with <u>supporting</u> retail and leisure uses (A1-A5) on the ground floor</p>
MM009	31	STC6: Buildings along Briggate	<p><i>Site allocation text to be amended as follows:</i></p> <p>Proposed Use: <u>Residential with supporting main town centre uses</u> Mixed use</p> <p>Site Proposal</p> <p>The redevelopment of the site for <u>residential led</u> mixed use development will be supported.</p> <p>Development should:</p> <ul style="list-style-type: none"> take opportunities to provide an improved gateway to Shipley and Saltaire and enhance the setting of the Leeds and Liverpool Canal Conservation Area. <u>Development will be expected to provide high quality architectural design to safeguard and enhance the setting of the World Heritage Site.</u> <p>Expected Development:</p>

Modification no.	Page no.	Policy/ paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through
			20 residential units, with supporting ancillary retail and leisure uses (A1-A5) on ground/ lower /floors
MM010	32	DF1 Dock Lane, Canalside	<p><i>Site allocation text to be amended as follows:</i></p> <p>Proposed Use: Residential led mixed use Mixed use of residential and business (B1).</p>
MM011	33	DF2, Junction Bridge Briggate	<p><i>Site allocation text to be amended as follows:</i></p> <p>Proposed use: Business/ mixed use <u>employment uses with supporting main town centre and residential uses.</u></p> <p>Site Proposal The site has the potential for redevelopment as part of the regeneration of the Dockfield Road area. The site is suitable for employment led mixed use development including business, and ancillary main town centre commercial and residential uses. Redevelopment of the site will be expected to:</p> <ul style="list-style-type: none"> • enhance green infrastructure and ecological assets along the Bradford Beck and Leeds and Liverpool Canal • safeguard and enhance the setting of Leeds and Liverpool Canal conservation area and key heritage assets including, grade 2 listed Junction Bridge and key unlisted building Junction House • create positive frontages to the canal including the canal basin area and consider the elevation to the railway, which passes by at an elevated level. <p><u>Site Constraints</u></p> <p><u>The site will need evaluation with regard to the potential presence of archaeological features associated</u></p>

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			<p><u>with the Bradford Canal which operated between the 18th and early 20th centuries.</u></p> <p><u>Flood Risk</u></p> <p><u>Parts of the site are located within flood zone 2 and 3a. As part of any redevelopment of this site, no built development should take place in those parts of the site which fall within flood zone 3a. Development will be expected to be supported by a site specific flood risk assessment. A site specific FRA will need to demonstrate any proposed development will be safe for its lifetime</u></p> <p>Expected Development Business/commercial mixed-use <u>employment</u> uses with <u>residential and ancillary small scale retail/leisure uses.</u></p>
MM012	34	DF3 Land between Leeds Road and Dock Lane	<p><i>Amend site proposal statement as follows:</i></p> <p>Proposed use: Residential/mixed use <u>of residential and employment and commercial uses</u></p> <p><u>Site Constraints</u></p> <p><u>The site will need evaluation with regard to the potential presence of archaeological features associated with the Bradford Canal which operated between the 18th and early 20th centuries.</u></p> <p>Expected Development</p> <p>60 residential units, business, commercial uses</p>

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MM013	35	DF4/DF5	<p><i>Amend site proposal statement as follows:</i></p> <p>DF4: Dockfield Road North / DF5: Dockfield Road South</p> <p>Address: Land to north and south of Dockfield Road</p> <p>Existing Use: Vacant</p> <p>Proposed Use: Residential mixed use <u>development of residential and employment uses (B1) with open space and water compatible uses</u></p> <p>Site size: 1.26ha</p> <p>Flood Zone: DF4 <u>North of Dockfield Road</u> zone 3a and functional floodplain along River Aire (majority). <u>South of Dockfield Road</u> DF5 zone 2 (parts) and zone 3 (limited) to west of site along Bradford Beck</p> <p>Site Proposal</p> <p>The comprehensive redevelopment of land north and south of Dockfield Road <u>the site</u> will be supported. The Dockfield Road South site (DF5) <u>land to the south of Dockfield Road</u> is suitable for residential led <u>mixed use</u> development. <u>The land to the north should be considered for water compatible uses including green infrastructure, open space and flood risk management as part of any comprehensive redevelopment of the site.</u></p> <p>Flood Risk</p> <p>Dockfield Road North (DF4) is identified as being at significant risk from the River Aire with the majority of the site located in the functional flood plain (flood zone 3b). <u>Development will not be considered appropriate in zone 3b (with the exception of essential infrastructure (subject to passing the Exception</u></p>

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			<p><u>Test) and water compatible uses</u>). As part of any comprehensive redevelopment of these sites, <u>development proposals will be expected consider flood risk mitigation or resilience measures, which could include a further assessment of the Dockfield Road North for open space/flood control infrastructure</u>. More vulnerable uses including residential <u>uses</u> should be directed to Dockfield Road South (DF5) and areas of lower flood risk. Any business or other less vulnerable uses should be located on the Dockfield Road North, safeguard the functional floodplain.</p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> • be supported by a site specific flood risk assessment. • result in no net loss of the functional floodplain (zone 3b) and not increase flood risk elsewhere • safeguard land in the functional floodplain for green infrastructure, <u>open space</u> and flood risk management. <p><u>Any detailed site specific flood risk assessment, should consider a review and update of the 2005 Upper Aire model, to assess the outputs and risks to the site based on more up to-date hydrological conditions and model components, in line with the recommendations of the SFRA Level 2.</u></p> <p><u>A site specific FRA will need to demonstrate any proposed development will be safe for its lifetime and consider mitigation or resilience measures which could include further assessment of DF4 for open space/ flood control infrastructure, including details of type of development, design, layout depth of flooding and velocities (including the new climate change allowances). Depending on the type of development and risk of flooding, a flood warning and evacuation plan may also be required.</u></p> <p>Expected Development 90 <u>50</u> residential units/ <u>with</u> supporting business uses.</p>

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MM0014	38	DF7	<p><i>Amend site proposal statement as follows:</i></p> <p>Expected Development 46 residential units</p>
MM015	39	DF9	<p><i>Amend site proposal statement as follows:</i></p> <p>DF98: Dockfield Road <u>Place</u></p> <p>Site Address: Land between Dockfield Place and Dockfield Road, Shipley Existing use: Vacant industrial</p> <p>Proposed Use: Residential redevelopment</p> <p>Site size: 0.13ha Flood zone: Zone 2 (north part of the site)</p> <p>Site Proposal The site is suitable residential redevelopment. Development should provide medium/high density townhouse or terrace type housing, reflecting surrounding housing types.</p> <p><u>Flood Risk</u> <u>Part of the site falls in flood zone 2. Development will be expected to be supported by a site specific flood risk assessment.</u></p>

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MM016	41	SE1	<p><i>Amend site proposal statement as follows:</i></p> <p>Site Constraints</p> <ul style="list-style-type: none"> • Intersects the Northern Gas Networks High Pressure Pipeline (Policy SCRC/HSC1) • Intersects the National Grid Electricity Transmission • <u>Development proposals will need to consider the potential presence of unstable land and any planning applications are expected to be accompanied by a Mining Risk Assessment as required under Core Strategy Policy EN8</u> <p>Expected Development</p> <p>100-150 <u>151</u> residential units, supporting retail and business uses</p>

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MM017	45	Centre Section Proposed Site Allocations	<p><i>Insert the following new sub area policy and amend proposed site allocations as follows:</i></p> <p><u>Policy SCRC/CS1</u></p> <p><u>The sites put forward within the Centre Section sub area of the Area Action Plan are allocated for the following land uses</u></p> <p>Centre Section-Proposed-Site Allocations</p> <p>NBW1. New Bolton Woods- Residential led mixed use redevelopment <u>to include ancillary retail, employment uses (B1), education provision, sports facilities, and open space</u></p> <p>NBW2. Frizinghall Road- Residential</p> <p>NBW3. Thornhill Avenue- Residential</p> <p>NBW4. North Bolton Hall Road- Residential</p> <p>NBW5. Flats East Valley Road- Residential redevelopment</p> <p>NBW6. North Queens Road- Residential</p> <p>NBW7. New Bolton Woods Flats- Residential</p> <p>BWQ1. Bolton Woods Quarry Residential redevelopment <u>with small scale retail and community uses.</u></p> <p><u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u></p>
MM018	46	NBW1	<p><i>Amend site allocation statement as follows:</i></p> <p>Proposed Use: Comprehensive residential led mixed use redevelopment, including ancillary retail, education, employment, <u>sports facilities</u> and open space</p>

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			<p>Transport and Movement</p> <ul style="list-style-type: none"> • Development will be required to minimise traffic generation and incorporate a travel plan taking into account the adjacent core public transport, cycling and walking networks. • Any development proposals should be accompanied by a Transport Assessment detailing access and service arrangements and connectivity to the wider highway network <u>including local primary roads and the strategic road network. A Travel Plan will also be required to ensure the site is sustainable and to minimise traffic impacts within and beyond the Plan area.</u> <p>The development will be expected to:</p> <ul style="list-style-type: none"> • minimise traffic impacts on existing communities and provide mitigation measures, where required • provide safe and satisfactory access from Stanley Road • protect the function of Canal Road as a key strategic route in the District and support and contribute to appropriate highway improvements through the site • protect an alignment for the proposed Bradford Canal to accommodate future aspirations to reinstate the Canal, in accordance with Policy SCRC/ST8 I • incorporate and facilitate high quality cycle links through the site and ensure that future development will link to and enhance the quality of the Canal Road Greenway route and retain its attractiveness in terms of gradient and directness • Minimise traffic impacts on existing communities and provide mitigation measures <u>within and beyond the Plan boundary,</u> where required. <p>The site contains a variety of existing open spaces and playing fields. Development will be expected to:</p> <ul style="list-style-type: none"> • provide new and improved on-site open space and play areas to mitigate the loss of existing areas of open space

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			<ul style="list-style-type: none"> • contribute to an appropriate off site provision for playing fields in a suitable location • provide new and improved sports facilities within the site, including a new sport provision on land north of Gaisby Lane • provide new changing facilities and cricket pavilion for any remaining playing pitch provision at King George V playing fields, to compensate for any loss of existing facilities. • ensure new and improved sports facilities include adequate provision for long term management and maintenance and appropriate access for community use
MM019	52	NBW5	<p>Proposed Use: Residential redevelopment</p> <p>Expected Development 50<u>30</u> residential units</p>
MM020	54	NBW7	<p><i>Amend site allocation statement as follows:</i></p> <p><u>Development Constraints</u> <u>Development proposals will need to consider the potential presence of unstable land and any planning applications are expected to be accompanied by a Mining Risk Assessment as required under Core Strategy Policy EN8.</u></p>
MM021	55	BWQ1: Bolton Woods Quarry	<p><i>Site allocation statement to be amended as follows:</i></p> <p>Proposed Use: Residential redevelopment with small scale retail and community uses</p> <p>Heritage and Design Considerations</p> <p>Development should ensure elements which contribute to the character or setting of Grade II* Listed Bolton Old Hall and Bolton Old Hall Cottage are preserved. <u>Any new development should seek to avoid harm to the significance of these heritage assets and take opportunities within their setting to enhance or better reveal their significance. Any scheme will be expected to include a well-designed and managed open landscaped setting that positively responds to the listed buildings, and provides effective separation between any new</u></p>

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			<p><u>development and these heritage assets.</u></p> <p><u>In order to safeguard the setting of the Grade II* listed buildings Bolton Old Hall and Bolton Old Hall Cottage, an area of land to the immediate south-west of these buildings and northwest between Cheltenham Road and Brookwater Drive, should be kept free from any from any new residential development, roads or other buildings. The extent of these areas shall be determined by a detailed and comprehensive analysis in the form of a Heritage Impact Assessment, to be submitted in support of any planning application for development of the site. The Heritage Impact Assessment shall evaluate the contribution made by the setting of the identified heritage assets, including important views and other attributes that are important to the significance of the properties and their protection, and provide an open and landscaped setting that is required to sustain and enhance the significance of these assets.</u></p> <p>Transport and Movement</p> <ul style="list-style-type: none"> • Any development proposals should be accompanied by a Transport Assessment detailing access and service arrangements and connectivity to the wider highway network <u>including local primary roads and the strategic road network.</u> • A number of access points may be required to minimise impact on the strategic highway corridor along Canal Road. Appropriate access would be considered from Bolton Hall Road and Livingstone Road to the north and through the adjacent New Bolton Woods site to the south. • The development should take account of the adjacent New Bolton Woods Masterplan proposals. • A Travel Plan would also be required to ensure the site is sustainable and to minimise traffic impacts <u>within and beyond the Plan area.</u> <p>The development will be expected to:</p> <ul style="list-style-type: none"> • Provide new/alternative sustainable transport solutions, to ensure the site is sustainable and to

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			minimise traffic impacts <u>within and beyond the Plan area boundary.</u>
MM022	60	City centre fringe proposed site allocations	<p><i>Insert the following new sub area policy and amend site allocations as follows:</i></p> <p><u>Policy SCRC/CCF1</u></p> <p><u>The sites put forward within the City Centre Fringe sub area of the Area Action Plan are allocated for the following land uses:</u></p> <p>City Centre Fringe Proposed Site Allocations CCF1*. Bolton Road Wapping- Residential CCF2. Bolton Road- Residential CCF3. Wapping Road, Bolton Road- Residential CCF4*. Singleton Street - Residential redevelopment *Sites under construction <u>completed</u> (post April 2013)</p> <p><u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u></p>
MM023	71	Policy SCRC/H2 Delivering New Homes and Sustainable Neighbourhoods	<p><i>Amend policy H2 as follows:</i></p> <p>E. Larger scale housing sites should provide specialist housing products, including housing for older people, accessible homes and custom build/self build plots and the required <u>identified site specific</u> supporting infrastructure necessary to meet local needs and create sustainable neighbourhoods.</p>

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MM024	77	Policy SCRC/SE3: Valley Road Retail Area	<p>Amend policy SE3 as follows:</p> <p>The Valley Road Retail Area is identified on the Policies Map <u>as an edge of centre expansion area for large scale bulky goods retail warehousing.</u></p> <p>Within the Valley Road Retail Area proposals for main town centre uses will be assessed in accordance with Core Strategy Policy EC5.</p>
MM025	79	Policy SCRC/SE5: Shipley Town Centre and Primary Shopping Area	<p><i>Amend policy SE5 as follows:</i></p> <p>The role of Shipley Town Centre as the focus for accommodating main town centre uses and the function of the Primary Shopping Area as the focus of retail activity will be maintained and enhanced</p> <p>The Shipley Town Centre Boundary and Primary Shopping Area are identified on the Policies Map.</p> <p>A. <u>Retail development located</u> within the <u>Primary Shopping Area</u> Shipley town centre, main town centre uses of an appropriate scale and function will be supported. <u>All other retail development proposed within the Shipley Town Centre boundary but outside the Primary Shopping Area will be assessed against Core Strategy Policy EC5.</u> The development of retail or other related uses will be acceptable where they would add to the vitality of the town centre, in accordance with Core Strategy Policy EC5. <u>The Council will support all other main town centre uses proposed within the Shipley Town Centre boundary in accordance with Core Strategy Policy EC5.</u></p>

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MM026	88	Policy SCRC/ST1: Transport Improvements	<p><i>Amend policy ST1 as follows:</i></p> <p>New development will be required to support the implementation of these measures and local transport improvements <u>Development proposals within the Shipley and Canal Road Corridor will be expected to contribute to, and aid in the delivery of identified site specific transport improvement measures</u> through design and access considerations and/or developer contributions, where appropriate.</p>
MM027	89	Policy SCRC/ST2:	<p><i>Amend policy ST2 as follows:</i></p> <p>Safeguarded Transport Links Development proposals which impact the route of the Shipley Eastern Relief Road will be expected to protect an alignment, which enables the future implementation of the scheme.</p> <p><u>A. The route of the Shipley Eastern Relief Road is identified on the Policies Map.</u></p>
MM028	90	Policy SCRC/ST3: Maximising Sustainable Transport Options	<p><i>Amend policy as follows:</i></p> <p>A. Development will be required to make best use of the existing public transport links in the Corridor and contribute to and maximise the delivery of <u>site specific</u> public transport improvements where necessary.</p> <p>1. The Crossley Evans Site is identified as a freight accessible site on the policies map in accordance with Core Strategy TR6.</p> <p>B. All <u>major</u> developments <u>proposals</u> that generate significant amounts of movement <u>including:</u></p> <ul style="list-style-type: none"> • <u>provision of 10 or more residential units ;or</u> • <u>any development of 1000 sq metres and over; or</u> • <u>development involving a site of 0.5ha and over</u>

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			<p>should be supported by a Transport Assessment and provide a Travel Plan, in line with Core Strategy Policy TR1 <u>and will be assessed against policy TR1 of the Core Strategy and the provisions of the NPPF. Any transport assessment must consider any potential impacts of the scheme upon the Strategic Road Network including planned capacity enhancements.</u></p> <p><u>Developments of a smaller scale, which fall below the above thresholds, will be required to submit a transport statement with the planning application. This will be assessed against policy TR1 of the Core Strategy and the NPPF.</u></p>
MM029	93	Policy SCRC/ST5: Pedestrian and Cycle Movements	<p><i>Amend policy ST5 as follows:</i></p> <p>A. The Council will actively promote new and enhanced pedestrian and cycle routes within the Corridor. Key strategic pedestrian and cycle routes are:</p> <ol style="list-style-type: none"> 1. Canal Road Greenway 2. Airedale Greenway 3. Dales Way Link <p>The Canal Road Greenway and Airedale Greenway are identified as strategic cycle and walking routes on the Policies Map.</p> <p>All development proposals adjacent to, or impacting on, key strategic routes will be expected to aid in the delivery of and contribute to an appropriate and proportionate level of public realm improvements to these routes.</p> <p><u>Where directly related to the development , and consistent with the provisions of the CIL Regulations,</u></p>

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			<u>development proposals adjacent to, or impacting on, key strategic routes will be expected to aid in the delivery of improvements to these routes.</u>
MM30	95	Policy SCRC/ST8:	<p>Amend policy ST8 as follows</p> <p>A. Bradford Canal: An alignment for proposed re-introduction of the Bradford Canal will be protected to enable its future provision.</p> <p>1. Development proposals impacting the proposed route will be expected to accommodate future ambitions to reinstate the Bradford Canal.</p> <p>2. Proposals should seek to integrate the route as a key part of the site’s design.</p> <p>B. The route of the proposed Bradford Canal is shown on the Policies Map.</p>

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MM031	99	Policy SCRC/CC1 – Flood Risk and Water Management	<p><i>Amend policy CC1 as follows:</i></p> <p>Policy SCRC/CC1: Flood Risk and Water Management</p> <p>A. Within the AAP area proposals for housing and other vulnerable uses on sites that are at risk of flooding and are not already allocated for those uses should be supported by a flood risk sequential test undertaken within the relevant AAP sub area.</p> <p>B. Development will not be permitted in areas identified as functional floodplain in the SFRA Level 2, with the exception of water compatible uses and essential infrastructure. In other areas at risk of flooding or for sites of 1 hectare or more, a site-specific flood risk assessment must be undertaken <u>and if necessary the Exception Test</u>. Proposals must demonstrate the development scheme will not increase flood risk elsewhere. Sites located in areas at risk of flooding will be expected to include flood risk mitigation measures to ensure that the development is made safe for its lifetime, <u>taking into account the site specific recommendations in the SFRA Level 2 and the latest climate change allowances.</u></p>
MM032	99	4.6.12	<p><i>Amend supporting text as follows:</i></p> <p>The Site Allocations in the Sub Area Development Frameworks identify the relevant level of flood risk. On sites within higher risk flood zones (flood zones 2 and 3) or on sites of 1 hectare or more developers will be expected to undertake a site specific flood risk assessment. Flood risk assessments should be proportionate to the risk and appropriate to the scale, nature and locations of the development taking into account flooding from all sources identified in the SFRA Level 2. <u>As part of any site specific FRA for allocated and unallocated sites, the developer will be expected to demonstrate how any proposal will pass PART B of the Exceptions Test. The latest climate change allowances are set out in the government’s guidance on flood risk assessments and climate change allowances.</u></p>

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MM033	103	Policy SCRC/NBE1: Green Infrastructure	<p><i>Amend policy NBE1 as follows:</i></p> <p>Within the Shipley and Canal Road Corridor all development proposals will be expected to protect and enhance key green infrastructure and ecological networks <u>directly related to the site.</u></p> <p>A. Major developments will be expected to demonstrate that they will positively contribute to enhancing <u>identified site specific</u> green infrastructure and ecological networks, and include green infrastructure as an integral part of the design.</p> <p>Policy Links</p> <p>Strategic Core Policy 6 (SC6): Green Infrastructure</p> <p>Sub Area Policy BD1: The Regional City of Bradford including Shipley and Lower Baildon</p> <p><u>Strategic Core Policy 8 (SC8) Protecting the South Pennine Moors SPA and the South Pennine Moors SAC and their zone of influence.</u></p>

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MM034	106	Policy NBE2: Waterway Environments	<p><i>Amend policy NBE2 as follows:</i></p> <p>B. Where appropriate and feasible, development proposals that impact on waterways will be expected to:</p> <ol style="list-style-type: none"> 1. Protect and improve the water quality, drainage and flood resilience capacity of the waterway 2. Take identified site specific opportunities to create environmental and ecological enhancements along waterways and adjoining green spaces; 3. Create identified site specific opportunities for recreation and maintain and improve access to, and along, the waterways 4. Conserve and enhance the character and setting of the waterway, achieve high standards of design and sensitively integrate any important water side features
MM035	107	Policy NBE3: The Bradford Beck	<p><i>Amend policy NBE3 as follows:</i></p> <p>B. Development of sites directly adjacent to the Bradford Beck will be expected to support its enhancement as an accessible, clean and visible waterway and habitat highway. This will include maintaining and providing site specific pedestrian and cycle links to and alongside the Beck.</p>

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MM036	108	Policy SCRC/NBE4: Biodiversity and Ecology	<p><i>Amend policy NBE4 as follows:</i></p> <p>Development will be expected to minimise adverse impacts on biodiversity and wildlife and provide for an improvement in local biodiversity where possible, through the protection and enhancement of important habitats, the creation of new habitats and strengthening of key ecological corridors.</p> <p>A. Development proposals likely to have an adverse effect on biodiversity, important habitats and areas designated as a Local Wildlife Site, Site of Ecological/Geological Importance (SEGI))or Bradford Wildlife Area (BWA) will be assessed in accordance with Core Strategy Policy EN2. The following locally designated wildlife sites are identified in the Corridor: 1. Boars Well Urban Wildlife Reserve 2. Poplars Farm Bradford Wildlife Area 3. Shipley Station Butterfly Garden - Local Wildlife Site 4. Leeds and Liverpool Canal - Site of Ecological and Geological Importance (SEGI)</p> <p>B. To secure a net gain in biodiversity through the AAP, the council will support the delivery of ecological enhancement projects, in line with the Ecological Assessment.</p> <p><u>C. For any residential developments within the South Pennine Moors zone of influence zone C that result in a net increase of 1 or more dwellings , it will be considered how recreational pressure on the SPA or SAC, that such development might cause, will be effectively mitigated in accordance with Core Strategy Policy SC8.</u></p>
MM037	113	NBE6	<p><i>Amend Policy NBE7 as follows:</i></p> <p>4. Deliver high quality public realm which prioritises the needs of pedestrians and cyclists, enhances the quality of the built and natural environment and is resilient to climate change</p> <p>7. Preserve and enhance the setting and key views of important heritage assets, in particular the <u>especially those elements which contribute to the</u> Outstanding Universal Value of Saltaire.</p>

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MM038	118	Policy SCRC/HSC2 Open Space, Sport and Recreation	<p><i>Insert additional policy link under HSC2 as follows:</i></p> <p>Policy Links</p> <p>Core Strategy Policy EN1: Protection and improvements in provision of Open Space and Recreation Facilities</p> <p>Policy SCRC/NBE1: Green Infrastructure</p> <p><u>Strategic Core Policy 8 (SC8) Protecting the South Pennine Moors SPA and the South Pennine Moors SAC and their zone of influence.</u></p>				
MM039	118	Policy HSC2 Open Space, Sport and Recreation	<p><i>Amend Policy text as follows:</i></p> <p>C. Major residential developments will be required to provide for new or improved open space and recreation facilities, in accordance with Core Strategy Policy EN1 <u>where directly linked to the development and consistent with the provisions of the CIL regulations.</u> Larger scale housing sites will be expected to provide new and enhanced areas of on-site open space, including recreation facilities and natural green space.</p>				
MM040	120	Policy SCRC/HSC3 Community Infrastructure	<p><i>Amend Policy text as follows:</i></p> <p>A. The Council will require the provision of new community infrastructure as part of new large scale residential development in the Corridor in accordance with Core Strategy Policy ID3, <u>where directly linked to the development and consistent with the provisions of the CIL regulations.</u></p>				
MM041	125	Table 4: AAP Sites Delivery	Site allocation	Proposal	Expected development	Estimate delivery timescale	Delivery
			Shipley				

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			STC1: Shipley Indoor Market Hall	<u>Retail with supporting main town centre and residential uses</u> mixed use redevelopment	A1 - A4 uses with office and commercial <u>main town centre</u> uses, 20 residential units	2020—2025 <u>2021-2025</u>	CBMDC/ Private Sector
			STC2: Market square	<u>Retail with supporting main town centre and residential uses/public realm enhancement</u> Town centre redevelopment opportunity	A1 - A4 uses <u>with main town centre uses</u> and 25 residential units office and commercial uses	2020—2025 <u>2021-2025</u>	CBMDC/ Private Sector
			STC3: Station Road	Residential	50 residential units	2015—2020 <u>2021-2025</u>	Private Sector
			SCT4: Shipley Gateway Site	<u>Mixed use retail and leisure with residential uses</u> Town centre redevelopment opportunity	A1 - A4 uses with main <u>town centre uses</u> business and commercial uses 50 residential units	2020—2025 <u>2026-2030</u>	CBMDC/ Private Sector
			SCT5: Atkinson Street	Residential	8 residential units	2015—2020 <u>2016-2020</u>	Private Sector
			STC6: Buildings along Briggate	<u>Residential with supporting main town centre uses</u> Mixed use	A1 - A5 uses, business, 20 residential units	2020—2025 <u>2021-2025</u>	Private Sector
			SE1: Shipley East	Residential led mixed use <u>with supporting retail and business uses</u>	100—150- <u>151</u> residential units, supporting retail and	2015—2025 <u>2016-2025</u>	Private Sector/ CBMDC

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					business uses		
			SE2: Land around Crag Road Flats	Residential infilling	30 residential units	2020—2025 <u>2021-2025</u>	Incommunities
			DF1: Dock Lane, Canalside	Residential-led mixed use of <u>residential and business uses (B1).</u>	114 residential units with supporting business uses	2015—2025 <u>2016-2025</u>	Private Sector
			DF2: Junction Bridge, Briggate	<u>Business/ mixed use of employment uses with supporting main town centre and residential uses</u>	<u>Employment uses</u> Business, commercial and <u>with supporting retail, leisure and residential uses</u>	2020—2025 <u>2021-2025</u>	Private Sector
			DF3: Land between Leeds Road and Dock Lane	Residential / <u>mixed use of residential and employment and commercial uses</u>	60 residential units, supporting business uses	2020—2025 <u>2021-2025</u>	Private Sector/ CBMDC
			DF4: Dockfield Road North/ DF5- Dockfield Road South	<u>Mixed use-development of residential and employment uses (B1) with open space and water compatible uses</u> Residential mixed Use	90 <u>50</u> residential units, supporting business uses	2020—2025 <u>2021-2025</u>	Private Sector
			DF 5 <u>6</u> : Regent House	Residential redevelopment	93 residential units	2020—2025 <u>2021-2025</u>	Private Sector
			DF 6 <u>7</u> : Junction of Dock Lane	Residential redevelopment	6 <u>4</u> residential units	2020—2025 <u>2016-2020</u>	Private Sector

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			and Dockfield Road				
			DF 78 : Dock Lane	Residential	15 residential units	2020-2025 <u>2021-2025</u>	Private Sector
			DF 89 : Dockfield Road- <u>Place</u>	Residential redevelopment	10 residential units	2015-2020 <u>2016-2020</u>	Private Sector
			Centre Section				
			NBW1: New Bolton Woods	Residential led mixed use redevelopment <u>to include ancillary retail, employment uses (B1), education provision, sports facilities, and open space</u>	1100 new residential units, supporting retail/leisure uses, new primary school, community facilities and employment uses	2015-2030 <u>2016-2030</u>	JVCO/ CBMDC/Private Sector
			<u>New Bolton Woods (phase1)*</u>	<u>Residential</u>	<u>50 residential units</u>	<u>Completed post 2013</u>	<u>JVCO/CBMDC</u>
			NBW2: Frizinghall Road	Residential	42 residential units	2015-2020 <u>2021-2025</u>	Private Sector
			NBW3: Thornhill Avenue	Residential	21 residential units	2015-2020 <u>2016-2020</u>	Private Sector
			NBW4: North Bolton Hall Road	Residential	35 residential units	2020-2025 <u>2021-2025</u>	Private Sector
			NBW5: Flats East Valley Road	Residential redevelopment	50 <u>30</u> -residential units	2020-2025 <u>2021-2025</u>	Incommunities
			NBW6: North	Residential	30 residential units	2020-2025	Private Sector

Modification no.	Page no.	Policy/ paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through				
			Queens Road			2015-2020 <u>2021-2025</u>	
			NBW7: Bolton Woods Flats	Residential	70 residential units	2015-2020 <u>2016-2020</u>	Incommunities/ Private Sector
			BWQ1: Bolton Woods Quarry	Residential redevelopment <u>with small scale retail and community uses</u>	1000 residential units, local retail and community uses to meet day to day needs	2015-2030 <u>2016-2030</u>	Private Sector/ CBMDC
			City Centre Fringe				
			CCF1: Bolton Road Wapping	Residential	46 residential units	2015-2020 <u>Completed post 2013</u>	Private Sector
			CCF2: Bolton Road	Residential	16 residential units	2020-2025 <u>2021-2025</u>	Private Sector
			CCF3: Wapping Road, Bolton Road	Residential	23 residential units	2015-2020 <u>2016-2020</u>	Private Sector/ CBMDC
			CCF4: Singleton Street	Residential redevelopment	60 residential units	2015-2020 <u>Completed post 2013</u>	Private Sector

Modification no.	Page no.	Policy/ paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through							
MM042	127	5.27	<p><i>Insert new paragraph as follows:</i></p> <p><u>Annual Monitoring Report</u></p> <p><u>5.28 The Monitoring framework (Table 5) of the AAP will be the primary mechanism for monitoring the effectiveness of the policies contained within this AAP and will form part of the Annual Monitoring Report (AMR). The AMR will monitor the targets set out within the monitoring framework to ensure the plan is being delivered effectively.</u></p> <p><u>Should the targets of the monitoring framework not be met, this will prompt a review of the AAP where necessary.</u></p> <p><u>The AMR shall also monitor the delivery of the allocated sites as set out in the Table 4. Should the targets of table 1 not be met, this will prompt a review of the AAP where necessary.</u></p>							
MM043	145	Table 6: Shipley and Canal Road Corridor AAP: Residential Sites	<u>Sub</u> Area	Site	Ref	Area (ha)	<u>Units</u>	Site type	<u>Completed Post 2013</u>	Estimated delivery

Modification no.	Page no.	Policy/ paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through									
											2015-2021 <u>2016-2020</u>	2020-2025 <u>2021-2025</u>
			Shipleigh	Canalside Dock Lane	DF1	2.01	114**	PDL		x	x	
				Land between Leeds Road and Dock Lane	DF3	0.6	60	<u>PDL</u>			x	
				Dockfield Road North/South	DF4 <u>DF5</u>	0.54 0.7 <u>1.24</u>	90 <u>50</u>	PDL			x	
				Regent House	DF6 <u>DF5</u>	0.69	93**	PDL		*	<u>x</u>	
				Junction of Dock Lane and Dockfield Road	DF7 <u>DF6</u>	0.05	6 <u>4</u> **	PDL		x		
				Dock Lane	DF8 <u>DF7</u>	0.15	15	PDL			x	
				Dockfield Place Road	DF9 <u>DF8</u>	0.13	10	PDL		*	<u>x</u>	
				Shipleigh East	SE1	8.9	101 <u>151</u>	Mix		x	x	
				Land around Crag Road Flats	SE2	0.29	30	GF			x	
				Shipleigh Indoor Market Hall	STC1	0.25	20	PDL			x	

Modification no.	Page no.	Policy/ paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through												
				Land and buildings around Market Sq	STC2	1.1	25	PDL			x				
				Station Road	STC3	0.4	50	PDL		*	<u>x</u>				
				ShipleY Gateway Site	STC4	0.8	50	PDL			*	<u>x</u>			
				Atkinson Street	STC5	00.2	8**	PDL		x					
				Buildings along Briggate	STC6	0.21	20	PDL				x			
			ShipleY total						692						
									<u>700</u>						
			Centre Section	New Bolton Woods	NBW 1	50	1100**	Mix		x	x	x			
				New Bolton Woods (phase1)*	NBW 1	2.22	50**	GF	<u>x</u>	*					
				Frizinghall Road	NBW 2	0.8	42	PDL		*	<u>x</u>				
				Thornhill Avenue	NBW 3	0.71	21**	GF		x					
				North Bolton HallRoad	NBW 4	0.83	35	PDL				x			
				Valley Road Flats	NBW 5	1.29 <u>0.76</u>	50 <u>30</u>	PDL				x			
				North Queens Road	NBW 6	0.8	30	PDL				x			

Modification no.	Page no.	Policy/ paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through														
				Bolton Woods Flats	NBW 7	1.4	70	PDL		x							
				Bolton Woods Quarry	BWQ	28.7	1000	PDL Mix		x	x	x					
			Centre Section Total						2398 2378								
			City Centre Fringe	Bolton Road Wapping*	CCF1	2.11	46**	GF	<u>x</u>	*							
				Bolton Road	CCF2	0.31	16	GF			x						
				Wapping Road, Bolton Road	CCF3	0.46	23	mix		x							
				Singleton Street*	CCF4	0.39	60**	PDL	<u>x</u>	*							
			City Centre Fringe total						145								
			AAP Totals				3235 3223										
			* Sites under construction completed (post April 2013)														
			MM044	160	Appendix	<p><u>Appendix F: List of Policies to superseded by the SCRC AAP</u></p> <p><u>Superseded Replacement Unitary Development Plan (RUDP) 2005 Policies and Allocations upon adoption of the Shipley and Canal Road Centre Area Action Plan</u></p> <p><u>Note-this list only applies to the policy designations and sites within the boundary of the SCRC AAP</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><u>Superseded / Deleted</u></td> <td style="width: 50%;"><u>Shipley and Canal Road Corridor Area Action Plan (SCRC AAP)</u></td> </tr> <tr> <td><u>RUDP 2005 Policies and Allocations</u></td> <td></td> </tr> <tr> <td><u>Policy E1 Employment Sites</u></td> <td><u>Deleted and superseded by Site Allocation DF1</u></td> </tr> </table>									<u>Superseded / Deleted</u>	<u>Shipley and Canal Road Corridor Area Action Plan (SCRC AAP)</u>	<u>RUDP 2005 Policies and Allocations</u>
<u>Superseded / Deleted</u>	<u>Shipley and Canal Road Corridor Area Action Plan (SCRC AAP)</u>																
<u>RUDP 2005 Policies and Allocations</u>																	
<u>Policy E1 Employment Sites</u>	<u>Deleted and superseded by Site Allocation DF1</u>																

Modification no.	Page no.	Policy/ paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through	
			<u>Policy E6 Employment Zones</u>	<u>Superseded by Core Strategy Policy EC4 and SCRC AAP Policy SE2: Canal Road Employment Zone as depicted on SCRC AAP Policies Map</u>
			<u>Policy H1 Housing Sites</u>	<u>Deleted and superseded by site allocations NBW1 and CCF1</u>
			<u>Policy H2 Housing Sites</u>	<u>Superseded by site allocation NBW3</u>
			<u>Policy TM4 Rail Stations</u>	<u>Superseded by Core Strategy Policy TR3 and SCRC AAP Policy ST4: Station Improvements as depicted on SCRCP AAP Policies Map</u>
			<u>Policy TM5 Railway Lines and Former Railway Network</u>	<u>Deleted. No corresponding policy / Policies Map designation</u>
			<u>Policy TM7 Park and Ride Sites</u>	<u>Superseded by Core Strategy Policy TR3 and SCRC AAP Policy ST4: Station Improvements as depicted on SCRCP AAP Policies Map</u>
			<u>Policy TM10 the national and local cycle network</u>	<u>Superseded by Core Strategy Policy TR3 and SCRC AAP Policies ST5: Pedestrian and Cycle Movements and ST6: Canal Road Greenway as depicted on SCRCP AAP</u>

Modification no.	Page no.	Policy/ paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through	
				<u>Policies Map</u>
			<u>Policy TM14 Public Car Parks</u>	<u>Superseded by Core Strategy Policy TR2 and SCRC AAP Policy ST7: Parking . No corresponding Policies Map designation</u>
			<u>Policy TM6 Bus Priority Network</u>	<u>Superseded by Core Strategy Policy TR1 and TR3 and SCRC AAP Policies ST1: Transport Improvements and ST3: Maximising Sustainable Transport Options. No corresponding Policies Map designation</u>
			<u>Policy TM20 Cycle way improvements</u>	<u>Superseded by Core Strategy Policy TR3 and SCRC AAP Policies Pedestrian and Cycle Movements and ST6: Canal Road Greenway as depicted on SCRC AAP Policies Map</u>
			<u>Policy TM20 Highway improvements</u>	<u>Superseded by Core Strategy Policy TR1 and TR7 and SCRC AAP Policy ST1: Transport Improvements as depicted on SCRC AAP Policies Map</u>
			<u>Policy TM21 Freight Accessible sites</u>	<u>Superseded by Core Strategy Policy TR6 and SCRC AAP Policy ST3: Maximising Sustainable Transport Options as depicted on SCRC AAP Policies Map</u>
			<u>Policy CR1A Central Shopping Area in City and Town Centres</u>	<u>Deleted. No corresponding policy / Policies Map designation</u>
			<u>Policy CL1 City Town and District Centre</u>	<u>Superseded by Core Strategy Policy EC5 and SCRC AAP Policy SE5: Shipley Town Centre and Primary Shopping</u>

Modification no.	Page no.	Policy/ paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through	
			<u>Boundaries</u>	Area as depicted on SCRC AAP Policies Map
			<u>Policy CT5 Primary Shopping Areas</u>	Superseded by Core Strategy Policy EC5 and SCRC AAP Policy SE5: Shipley Town Centre and Primary Shopping Area as depicted on SCRC AAP Policies Map
			<u>Policy BH7 Conservation Areas</u>	Superseded by Core Strategy Policy EN3 and SCRC AAP Policy NBE5: Heritage and Conservation as depicted on SCRC AAP Policies Map
			<u>Policy BH14 Heritage Site Buffer zone</u>	Superseded by Core Strategy Policy EN3 and SCRC AAP Policy NBE5: Heritage and Conservation as depicted on SCRC AAP Policies Map
			<u>NE9 Sites of Other Sites of Landscape or wildlife Interest</u>	Superseded by Core Strategy Policy EN2 and SCRC AAP Policy NBE4: Biodiversity and Ecology as depicted on SCRC AAP Policies Map
			<u>Policy NR1 Mineral Extraction</u>	Deleted and superseded by Core Strategy Policy EN12 and by site allocation NBW1 as depicted on SCRC AAP Policies Map
			<u>Policy NR3 Mineral Extraction</u>	Deleted and superseded by Core Strategy Policy EN12 and by site allocation NBW1 as depicted on SCRC AAP Policies Map
			<u>Policy NR4 Operational Criteria for Mineral Working</u>	Deleted and superseded by Core Strategy Policy EN12 and by site allocation NBW1 as depicted on SCRC AAP

Modification no.	Page no.	Policy/ paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through
			<p><u>Policies Map</u></p>
		<u>Policy OS1 Urban Greenspace</u>	<u>Superseded by Core Strategy Policy EN1 and by SCRC AAP Policy NBE1 Green Infrastructure and site allocations NBW1 and BWQ1 as depicted on SCRC AAP Policies Map</u>
		<u>OS2 Protection of Recreation Open Space</u>	<u>Superseded by Core Strategy Policy EN1 and by SCRC AAP Policy HSC2: Open Space, Sport and Recreation as depicted on SCRC AAP Policies Map</u>
		<u>Policy OS3 Protection of Playing Fields</u>	<u>Superseded by Core Strategy Policy EN1 and by SCRC AAP Policy HSC2: Open Space, Sport and Recreation as depicted on SCRC AAP Policies Map</u>
		<u>Policy OS4 New Open Space Provision</u>	<u>Superseded by Core Strategy Policy EN1 and SCRC AAP Policies HSC2: Open Space, Sport and Recreation and NBE1: Green Infrastructure and as depicted on SCRC AAP Policies Map</u>
		<u>Policy OS6 Allotments</u>	<u>Superseded by Core Strategy Policy EN1 SCRC AAP Policy HSC2: Open Space, Sport and Recreation as depicted on SCRC AAP Policies Map</u>
		<u>Policy UR7 Mixed Use areas</u>	<u>Deleted. No corresponding policy / Policies Map designation</u>

Modification no.	Page no.	Policy/ paragraph	Proposed Modification New text: <u>underlined</u> Deleted text strike through	
			<u>Policy D10 Environmental Improvement of Transport Corridors</u>	<u>Superseded by Core Strategy Policy TR1 and SCRC AAP Policy ST1: transport Improvements as depicted on SCRC AAP Policies Map</u>
			<u>Policy P3 Hazardous Installations</u>	<u>Superseded by Core Strategy Policy EN8 and SCRC AAP Policy HSC1: Hazardous Installations as depicted on SCRC AAP Policies Map</u>



Report of the Strategic Director Corporate Services to the meeting of Governance and Audit Committee to be held on 30 November 2017.

I

Subject:

Annual Treasury Management Report 2016/17

Summary statement:

This report shows the Council's Treasury Management activities for the year ending 31 March 2017

Stuart McKinnon-Evans
Strategic Director Corporate Services

**Portfolio:
Leader**

Report Contact: David Willis
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**Overview & Scrutiny Area:
Corporate**

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Annual Treasury Management Report 2016/17

1. Introduction

This Council is required by regulations issued under the Local Government Act 2003 to produce an annual treasury management review of activities and the actual prudential and treasury indicators for 2016/17. This report meets the requirements of both the CIPFA Code of Practice on Treasury Management, (the Code), and the CIPFA Prudential Code for Capital Finance in Local Authorities, (the Prudential Code).

During 2016/17 the minimum reporting requirements were that the full Council should receive the following reports:

- an annual treasury strategy in advance of the year (Council 18/07/2017)
- a mid-year (minimum) treasury update report (Council 13/12/2016)
- an annual review following the end of the year describing the activity compared to the strategy (this report)

The regulatory environment places responsibility on members for the review and scrutiny of treasury management policy and activities. This report is, therefore, important in that respect, as it provides details of the outturn position for treasury activities and highlights compliance with the Council's policies previously approved by members.

This Council confirms that it has complied with the requirement under the Code to give prior scrutiny to all of the above treasury management reports by the Governance and Audit Committee before they were reported to the full Council..

2.1 The Economy and Interest Rates

The two major landmark events that had a significant influence on financial markets in the 2016/17 financial year were the UK EU referendum on 23 June and the election of President Trump in the USA on 9 November. The first event had an immediate impact in terms of market expectations of when the first increase in Bank Rate would happen, pushing it back from quarter 3 2018 to quarter 4 2019. At its 4 August meeting, the Monetary Policy Committee (MPC) cut Bank Rate from 0.5% to 0.25% and the Bank of England's Inflation Report produced forecasts warning of a major shock to economic activity in the UK, which would cause economic growth to fall almost to zero in the second half of 2016. The MPC also warned that it would be considering cutting Bank Rate again towards the end of 2016 in order to support growth. In addition, it restarted quantitative easing with purchases of £60bn of gilts and £10bn of corporate bonds, and also introduced the Term Funding Scheme whereby potentially £100bn of cheap financing was made available to banks.

In the second half of 2016, the UK economy confounded the Bank's pessimistic forecasts of August. After a disappointing quarter 1 of only +0.2% GDP growth,

the three subsequent quarters of 2016 came in at +0.6%, +0.5% and +0.7% to produce an annual growth for 2016 overall, compared to 2015, of no less than 1.8%, which was very nearly the fastest rate of growth of any of the G7 countries. Needless to say, this meant that the MPC did not cut Bank Rate again after August but, since then, inflation has risen rapidly due to the effects of the sharp devaluation of sterling after the referendum.

2.2 Overall Treasury Position as at 31 March 2017

At the beginning and the end of 2016/17 the Council's treasury (including borrowing by PFI and finance leases) position was as follows:

TABLE 1	31 March 2016 Principal	31 March 2017 Principal
Borrowing	£336m	£336m
PFI and other finance leases	£195m	£186m
Total debt	£531m	£522m
CFR	£666m	£653m
Over / (under) borrowing	(£135m)	(£131m)
Total investments	£43m	£50m
Net debt	£488m	£472m

2.3 The Strategy for 2016/17

The expectation for interest rates within the treasury management strategy for 2016/17 anticipated low but rising Bank Rate, (starting in quarter 1 of 2017) and gradual rises in medium and longer term fixed borrowing rates during 2016/17. Variable, or short-term rates, were expected to be the cheaper form of borrowing over the period. Continued uncertainty in the aftermath of the 2008 financial crisis promoted a cautious approach, whereby investments would continue to be dominated by low counterparty risk considerations, resulting in relatively low returns compared to borrowing rates.

In this scenario, the treasury strategy was to borrow the amount maturing this year which was £25.9m.

During 2016/17 there was major volatility in PWLB rates with rates falling during quarters 1 and 2 to reach historically very low levels in July and August, before rising significantly during quarter 3, and then partially easing back towards the end of the year.

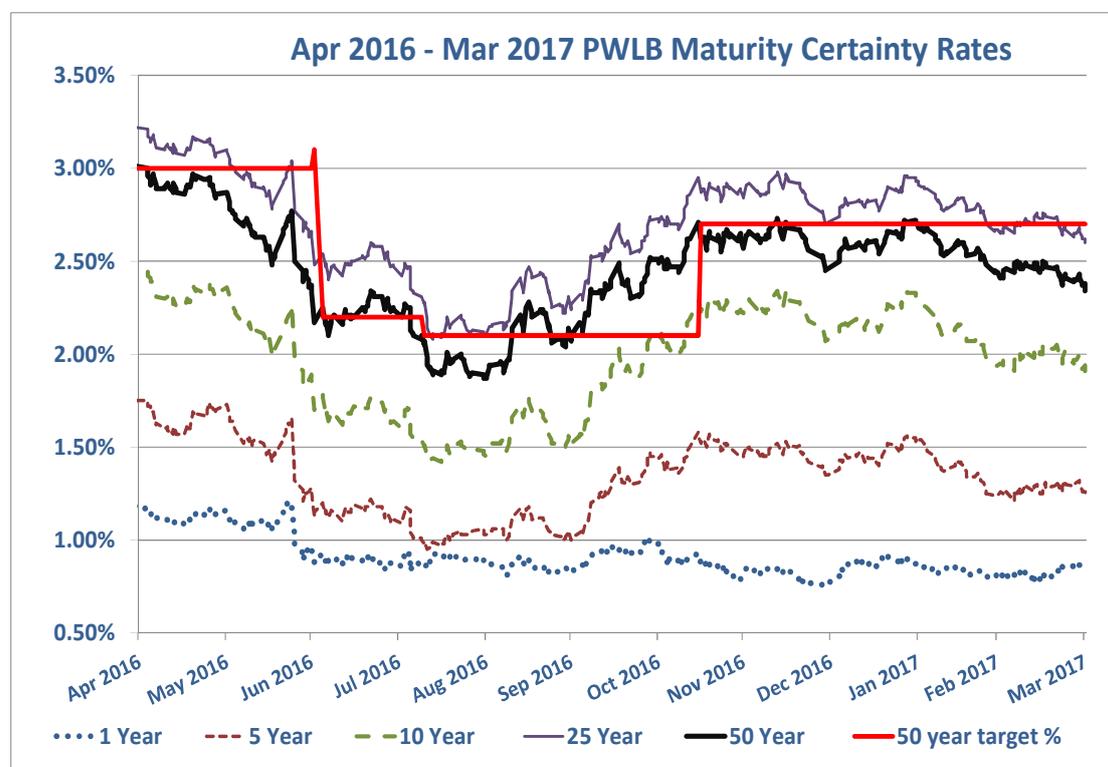
2.4 The Borrowing Requirement and Debt

The Council's underlying need to borrow to finance capital expenditure is termed the Capital Financing Requirement (CFR). The CFR represents the sum of historic borrowing required to fund the Council's capital investment less any provision made for the repayment of that debt through the Minimum Revenue Provision (MRP). This does not necessarily equate to external borrowing as the Council can use its own cash balances to fund its borrowing requirements. Where this occurs it is sometimes referred to as being "under borrowed" as if those cash balances are exhausted the Council would need to go out and borrow externally.

	31 March 2016 Actual	31 March 2017 Budget	31 March 2017 Actual
Capital Financing Requirement	£666m	£719m	£653m

2.5 Borrowing Rates in 2016/17

PWLB certainty maturity borrowing rates - the graph below shows how PWLB certainty rates have fallen to historically very low levels during the year.



2.6 Borrowing Outturn for 2016/17

Borrowing – the following loans were taken during the year: to replace loans totalling £26m in March 2017.

Lender	Principal £m	Type	Interest Rate	Maturity
PWLB	6.5	Fixed interest rate	2.610%	45 years
PWLB	2.0	Fixed interest rate	2.610%	46 years
PWLB	6.5	Fixed interest rate	2.610%	48 years
PWLB	3.0	Fixed interest rate	2.610%	47 years
PWLB	2.5	Fixed interest rate	2.630%	44 years
PWLB	1.4	Fixed interest rate	2.620%	44 years
PWLB	4.0	Fixed interest rate	2.620%	46 years

The level of underborrowing increased over the last two years and a decision was made in December to take advantage of currently low interest rates to borrow against loans maturing in March 2017. Loans to the value of £25.9m were therefore taken out at an average rate of 2.6187% and replaced loans of the same amount maturing in March, that have a average rate of 8.947%. This will reduce the average interest rate on the overall debt portfolio by 0.5% in March 2017, saving £1.65m per year.

Rescheduling

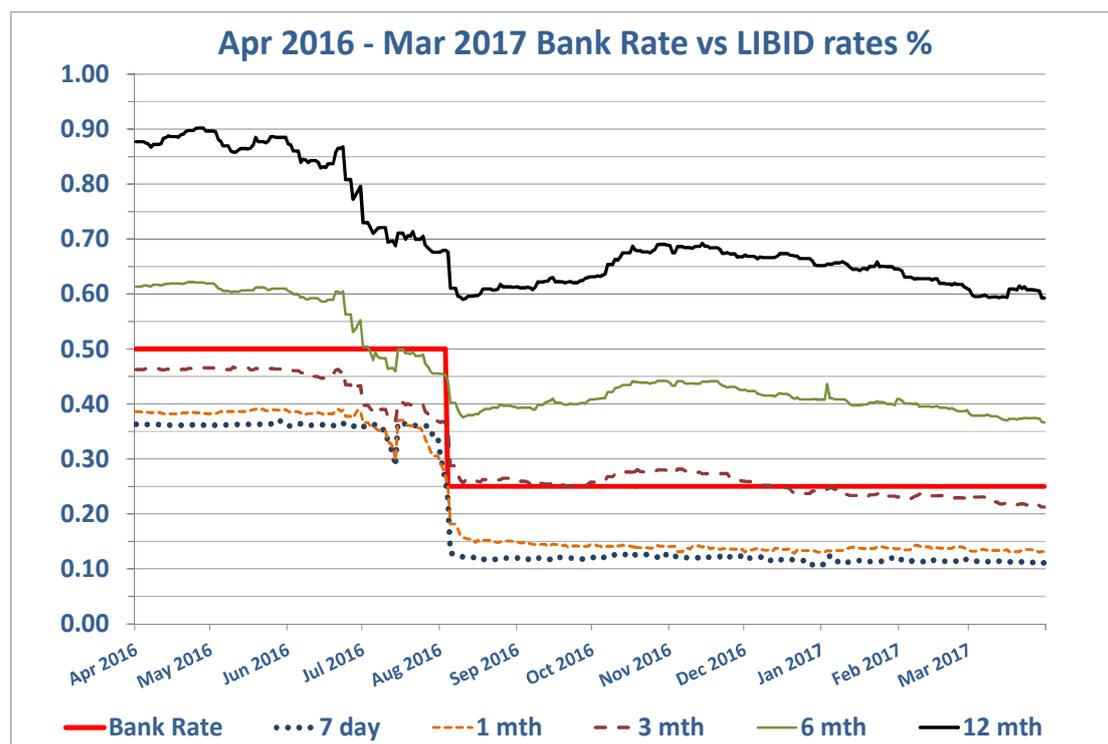
No rescheduling was done during the year as the additional 1% average differential between PWLB new borrowing rates and premature repayment rates make rescheduling too expensive, as the premium calculation we pay is increased.

Repayments

On 10/03/17 the Council repaid £25.9m at an average rate of 8.947%

2.7 Investment Rates in 2016/17

After the EU referendum, Bank Rate was cut from 0.5% to 0.25% on 4 August and remained at that level for the rest of the year. Market expectations as to the timing of the start of monetary tightening started the year at quarter 3 2016, but then moved back to around the end of 2019 in early August before finishing the year back at quarter 3 2018. Deposit rates continued into the start of 2016/17 at previous depressed levels but then fell during the first two quarters and fell even further after the 4 August MPC meeting resulted in a large tranche of cheap financing being made available to the banking sector by the Bank of England. Rates made a weak recovery towards the end of 2016 but then fell to fresh lows in March 2017.



2.8 Investment Outturn for 2016/17

Investment Policy – the Council’s investment policy is governed by CLG guidance, which has been implemented in the annual investment strategy approved by the Council on 18/07/2017. This policy sets out the approach for choosing investment counterparties, and is based on credit ratings provided by the three main credit rating agencies, supplemented by additional market data, (such as rating outlooks, credit default swaps, bank share prices etc.).

The investment activity during the year conformed to the approved strategy, and the Council had no liquidity difficulties.

Investments held by the Council - the Council maintained an average balance of £73.1m of internally managed funds. The internally managed funds earned an average rate of return of 0.44%. This compares with a budget assumption of £85m investment balances earning a rate of 0.6%. The comparable performance indicator is the average 7-day LIBID rate, which was 0.20%.

2.9 Other Issues

None

3. Other considerations

None

4. Financial and Resources Appraisal

The financial implications are set out in section 2 of this report

5. Risk Management and Governance Issues

The principal risks associated with treasury management are:

Risk: Loss of investments as a result of failure of counterparties

Mitigation: Limiting the types of investment instruments used, setting lending criteria for counterparties, and limiting the extent of exposure to individual counterparties

Risk: Increase in the net financing costs of the authority due to borrowing at high rates of interest.

Mitigation: Planning and undertaking borrowing and lending in light of assessments of future interest rate movements, and by undertaking mostly long term borrowing at fixed rates of interest (to reduce the volatility of capital financing costs).

6. Legal Appraisal

Any relevant legal considerations are set out in the report

7. Other Implications

7.1 Equal & Diversity implications-no direct implications

7.2 Sustainability implications-no direct implications

7.3 Green house Gas Emissions Impacts-no direct implications

7.4 Community safety implications-no direct implications

7.5 Human Rights Act –no direct implications

7.6 Trade Unions-no direct implications

7.7 Ward implications –no direct implications

8. Not for publications documents – none

9. Options

None

10. Recommendations

10.1 That the revised Annual Treasury Management Report 2016/17 be adopted.

11. Appendices

1. Prudential Indicators

2. Treasury Management Indicators

3. Appendix Graphs

12. Background Documents

Treasury Management Practices

Treasury Management Schedules

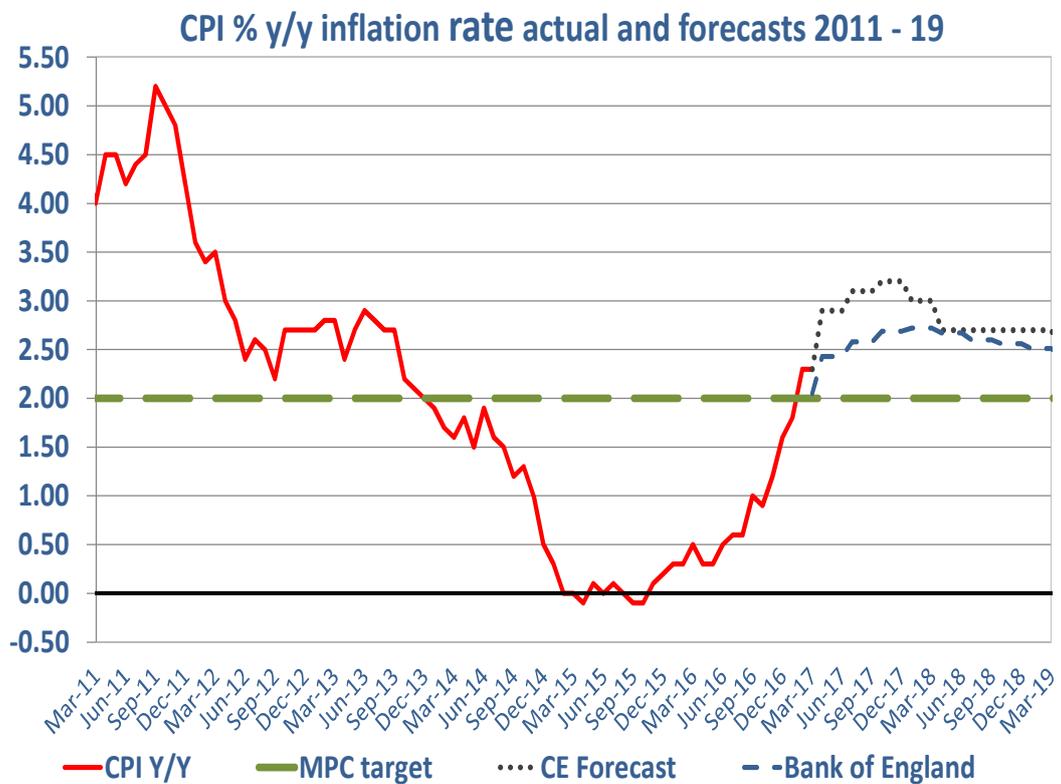
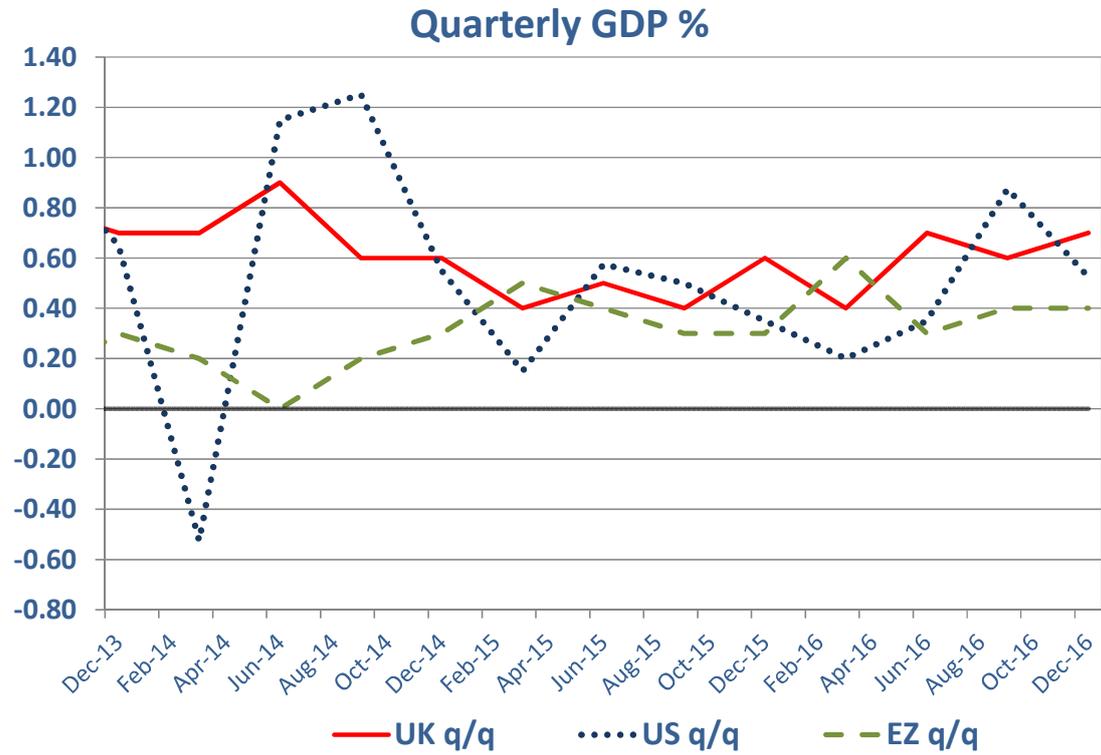
Appendix 1: Prudential and treasury indicators

1. PRUDENTIAL INDICATORS	2015/16 Actual £m	2016/17 Original £m	2016/17 Actual £m
Capital Expenditure	£70m	£133m	£61.5m
Ratio of financing costs to net revenue stream	16.0%	14.8%	15.9%
Gross borrowing requirement General Fund	£336m	£338m	£335m
Capital Financing Requirement	£666m	£719m	£653m
Incremental impact of capital investment decisions	£ p	£ p	£ p
Increase in council tax (band D) per annum	£0.00	£0.00	£0.00

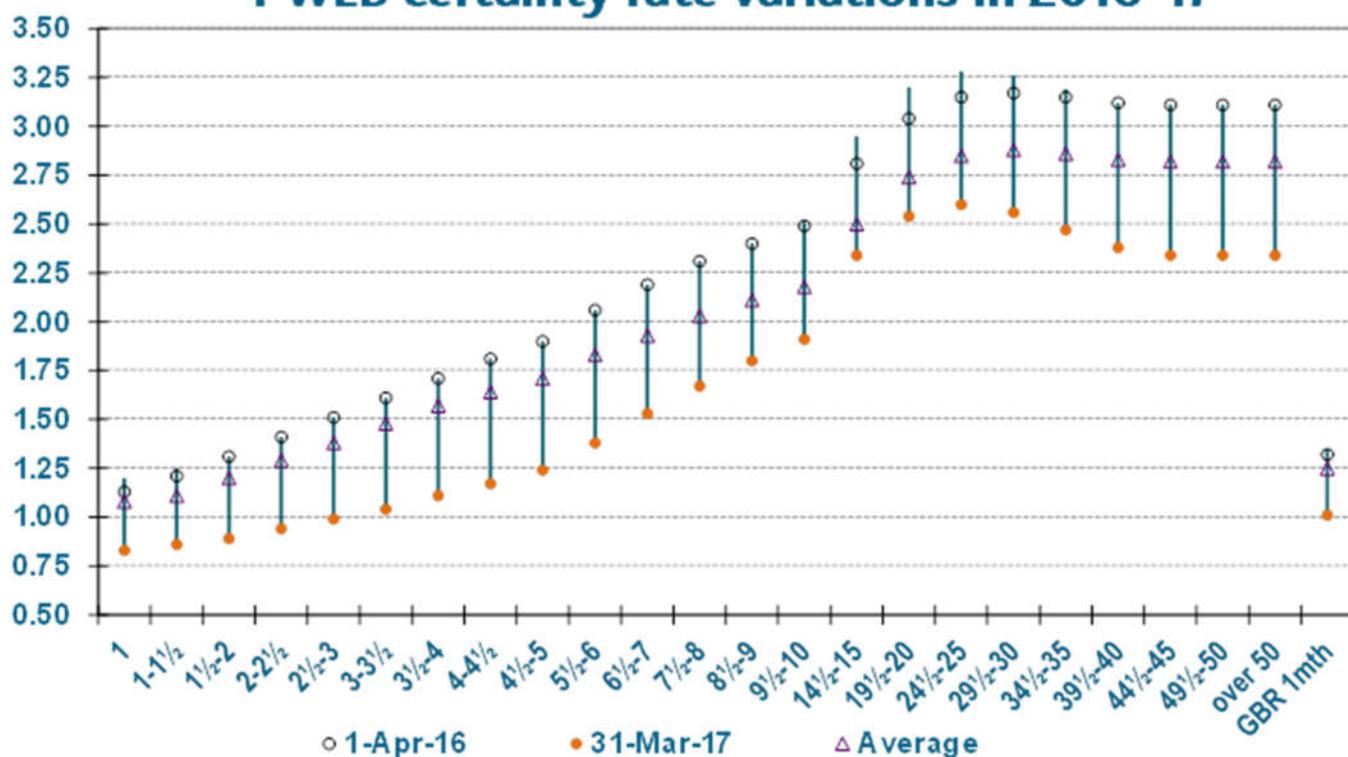
2. TREASURY MANAGEMENT INDICATORS	2015/16 actual £m	2016/17 original £m	2016/17 Actual £m
Authorised Limit for external debt -			
borrowing	£336m	£400m	£336m
other long term liabilities	£195m	£240m	£186m
TOTAL	£531m	£640m	£522m
Operational Boundary for external debt -			
borrowing	£336m	£380m	£336m
other long term liabilities	£195m	£220m	£186m
TOTAL	£531m	£600m	£522m
Upper limit for fixed rate exposure	175 %	175 %	175%
Upper limit for variable rate exposure	+20%	+20 %	+20 %
Upper limit for total principal sums invested for over 364 days (per maturity date)	£0m	£20m	£0m

Maturity structure of fixed rate borrowing during 2016/17	upper limit	lower limit
under 12 months	20%	0%
12 months and within 24 months	20%	0%
24 months and within 5 years	50%	0%
5 years and within 10 years	50%	0%
10 years and within 20 years	50%	0%
20 years and within 30 years	90%	0%
30 years and within 40 years	90%	0%
40 years and within 50 years	90%	0%

Appendix 3: Graphs



PWLB certainty rate variations in 2016-17



	1	1-1.5	2.5-3	3.5-4	4.5-5	9.5-10	24.5-25	49.5-50	1 month variable
1/4/16	1.130%	1.160%	1.330%	1.470%	1.620%	2.310%	3.140%	2.950%	1.310%
31/3/17	0.830%	0.860%	0.990%	1.110%	1.240%	1.910%	2.600%	2.340%	1.010%
High	1.200%	1.250%	1.460%	1.630%	1.800%	2.510%	3.280%	3.080%	1.350%
Low	0.760%	0.800%	0.840%	0.880%	0.950%	1.420%	2.080%	1.870%	1.040%
Average	0.928%	0.961%	1.104%	1.226%	1.361%	2.007%	2.724%	2.494%	1.150%
Spread	0.440%	0.450%	0.620%	0.750%	0.850%	1.090%	1.200%	1.210%	0.310%
High date	27/04/2016	27/04/2016	27/04/2016	27/04/2016	27/04/2016	27/04/2016	27/04/2016	27/04/2016	20/05/2016
Low date	20/12/2016	15/03/2017	10/08/2016	10/08/2016	10/08/2016	10/08/2016	12/08/2016	30/08/2016	30/11/2016

	1 Year	5 Year	10 Year	25 Year	50 Year
1/4/16	1.13%	1.62%	2.31%	3.14%	2.95%
31/3/17	0.83%	1.24%	1.91%	2.60%	2.34%
Low	0.76%	0.95%	1.42%	2.08%	1.87%
Date	20/12/2016	10/08/2016	10/08/2016	12/08/2016	30/08/2016
High	1.20%	1.80%	2.51%	3.28%	3.08%
Date	27/04/2016	27/04/2016	27/04/2016	27/04/2016	27/04/2016
Average	0.93%	1.36%	2.01%	2.72%	2.49%

Money market investment rates 2016/17

	7 day	1 month	3 month	6 month	1 year
1/4/16	0.363	0.386	0.463	0.614	0.877
31/3/17	0.111	0.132	0.212	0.366	0.593
High	0.369	0.391	0.467	0.622	0.902
Low	0.107	0.129	0.212	0.366	0.590
Average	0.200	0.220	0.315	0.462	0.702
Spread	0.262	0.262	0.255	0.256	0.312
High date	27/5/16	21/6/16	10/5/16	22/4/16	26/4/16
Low date	28/12/16	21/12/16	30/3/17	31/3/17	10/8/16



Report of the Strategic Director Corporate Services to the meeting of Governance and Audit Committee to be held on 30 November 2017.

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Subject:

Treasury Management Mid Year Review up to 30 September 2017.

Summary statement:

This report shows the Council's Treasury Mid Year Review up to 30 September 2017.

Stuart McKinnon-Evans
Strategic Director Corporate Services

Portfolio:
Leader

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Overview & Scrutiny Area:
Corporate

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Treasury Management Review up to 30 September 2017

1.1 Background

The Council is required to operate a balanced budget, which broadly means that cash raised during the year will meet cash expenditure. Part of the treasury management operation is to ensure that this cash flow is adequately planned, with cash being available when it is needed. Surplus monies are invested in low risk counterparties, providing adequate liquidity initially before considering investment return.

The second main function of the treasury management service is the funding of the Council's capital plans. These capital plans provide a guide to the borrowing need of the Council, essentially the longer term cash flow planning to ensure the Council can meet its capital spending operations. This management of longer term cash may involve arranging long or short term loans, or using longer term cash flow surpluses. On occasion any debt previously drawn may be restructured to meet Council risk or cost objectives.

Accordingly, treasury management is defined as:

“The management of the local authority's investments and cash flows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks.”

1.2 Introduction

The Chartered Institute of Public Finance and Accountancy's (CIPFA) Code of Practice on Treasury Management (revised 2011) was adopted by this Council

The primary requirements of the Code are as follows:

1. Creation and maintenance of a Treasury Management Policy Statement which sets out the policies and objectives of the Council's treasury management activities.
2. Creation and maintenance of Treasury Management Practices which set out the manner in which the Council will seek to achieve those policies and objectives.
3. Receipt by the full council of an annual Treasury Management Strategy Statement - including the Annual Investment Strategy and Minimum Revenue Provision Policy - for the year ahead, a Mid-year Review Report and an Annual Report covering activities during the previous year.
4. Delegation by the Council of responsibilities for implementing and monitoring treasury management policies and practices and for the execution and administration of treasury management decisions.
5. Delegation by the Council of the role of scrutiny of treasury management strategy and policies to a specific named body. For this Council the delegated body is Governance and Audit Committee:

This mid-year report has been prepared in compliance with CIPFA's Code of Practice on Treasury Management, and covers the following:

- An economic update for the first part of the 2017/18 financial year;
- A review of the Treasury Management Strategy Statement and Annual Investment Strategy;
- The Council's capital expenditure (prudential indicators);
- A review of the Council's borrowing strategy for 2017/18;
- A review of any debt rescheduling undertaken during 2017/18;
- A review of the Council's investment portfolio, Treasury and Prudential Limits for 2017/18;
- Treasury Policies /Issues

2. Economics and interest rates

2.1 Economics update

UK. After the UK economy surprised on the upside with strong growth in 2016, growth in 2017 has been disappointingly weak; quarter 1 came in at only +0.3% (+1.7% y/y) and quarter 2 was +0.3% (+1.5% y/y) which meant that growth in the first half of 2017 was the slowest for the first half of any year since 2012. . The main reason for this has been the sharp increase in inflation, caused by the devaluation of sterling after the referendum, feeding increases in the cost of imports into the economy. This has caused, in turn, a reduction in consumer disposable income and spending power and so the services sector of the economy, accounting for around 75% of GDP, has seen weak growth as consumers cut back on their expenditure. However, more recently there have been encouraging statistics from the manufacturing sector which is seeing strong growth, particularly as a result of increased demand for exports. It has helped that growth in the EU, our main trading partner, has improved significantly over the last year. However, this sector only accounts for around 11% of GDP so expansion in this sector will have a much more muted effect on the average total GDP growth figure for the UK economy as a whole.

The Monetary Policy Committee (MPC) meeting of 14 September 2017 surprised markets and forecasters by suddenly switching to a much more aggressive tone in terms of its words around warning that Bank Rate will need to rise. The Bank of England Inflation Reports during 2017 have clearly flagged up that they expected CPI inflation to peak at just under 3% in 2017, before falling back to near to its target rate of 2% in two years time. Inflation actually came in at 2.9% in August, (this data was released on 12 September), and so the Bank revised its forecast for the peak to over 3% at the 14 September meeting MPC. This marginal revision can hardly justify why the MPC became so aggressive with its wording; rather, the focus was on an emerging view that with unemployment falling to only 4.3%, the lowest level since 1975, and improvements in productivity being so weak, that the amount of spare capacity in the economy was significantly diminishing towards a point at which they now needed to take action. In addition, the MPC took a more tolerant view of low wage inflation as this now looks like a common factor in nearly all western economies as a result of increasing globalisation. This effectively means that the UK labour faces competition from overseas labour e.g. in outsourcing work to third world countries, and this therefore depresses the negotiating power of UK labour. However, the Bank was also concerned that the withdrawal of the UK from the EU would effectively lead to a decrease in such globalisation pressures in the UK, and so would be inflationary over the next few years.

The MPC raised rates on the 2nd November 2017. The big question is whether this will be a one off increase or the start of a slow, but regular, increase in Bank Rate. As at the start of October, short sterling rates are indicating that financial

markets do not expect a second increase until May 2018 with a third increase in November 2019. However, some forecasters are flagging up that they expect growth to improve significantly in 2017 and into 2018, as the fall in inflation will bring to an end the negative impact on consumer spending power while a strong export performance will compensate for weak services sector growth. If this scenario were to materialise, then the MPC would have added reason to embark on a series of slow but gradual increases in Bank Rate during 2018. While there is so much uncertainty around the Brexit negotiations, consumer confidence, and business confidence to spend on investing, it is far too early to be confident about how the next two years will pan out.

EU. Economic growth in the EU, (the UK's biggest trading partner), has been lack lustre for several years after the financial crisis despite the ECB eventually cutting its main rate to -0.4% and embarking on a massive programme of Quantitative Easing. However, growth picked up in 2016 and now looks to have gathered ongoing substantial strength and momentum thanks to this stimulus. GDP growth was 0.5% in quarter 1 (2.0% y/y) and 0.6% in quarter 2 (2.3% y/y). However, despite providing massive monetary stimulus, the European Central Bank is still struggling to get inflation up to its 2% target and in August inflation was 1.5%. It is therefore unlikely to start on an upswing in rates until possibly 2019.

USA. Growth in the American economy has been volatile in 2015 and 2016. 2017 is following that path again with quarter 1 coming in at only 1.2% but quarter 2 rebounding to 3.1%, resulting in an overall annualised figure of 2.1% for the first half year. Unemployment in the US has also fallen to the lowest level for many years, reaching 4.4%, while wage inflation pressures, and inflationary pressures in general, have been building. The Fed has started on a gradual upswing in rates with three increases since December 2016; and there could be one more rate rise in 2017 which would then lift the central rate to 1.25 – 1.50%. There could then be another four more increases in 2018. At its June meeting, the Fed strongly hinted that it would soon begin to unwind its \$4.5 trillion balance sheet holdings of bonds and mortgage backed securities by reducing its reinvestment of maturing holdings.

Chinese economic growth has been weakening over successive years, despite repeated rounds of central bank stimulus; medium term risks are increasing. Major progress still needs to be made to eliminate excess industrial capacity and the stock of unsold property, and to address the level of non-performing loans in the banking and credit systems.

Japan is struggling to stimulate consistent significant growth and to get inflation up to its target of 2%, despite huge monetary and fiscal stimulus. It is also making little progress on fundamental reform of the economy.

2.2 Interest rate forecasts

The Council's treasury advisor, Link Asset Services (formerly Capita Asset Services), has provided the following forecast:

	NOW	Dec-17	Mar-18	Jun-18	Sep-18	Dec-18	Mar-19	Jun-19	Sep-19	Dec-19	Mar-20	Jun-20	Sep-20	Dec-20	Mar-21
BANK RATE	0.50	0.50	0.50	0.50	0.50	0.75	0.75	0.75	0.75	1.00	1.00	1.00	1.25	1.25	1.25
3 month LIBID	0.40	0.40	0.40	0.40	0.40	0.60	0.60	0.60	0.70	0.90	0.90	1.00	1.20	1.20	1.20
6 month LIBID	0.45	0.50	0.50	0.50	0.60	0.80	0.80	0.80	0.90	1.00	1.00	1.10	1.30	1.30	1.40
12 month LIBID	0.65	0.70	0.80	0.80	0.90	1.00	1.00	1.10	1.10	1.30	1.30	1.40	1.50	1.50	1.60
5 yr PWLB	1.50	1.50	1.60	1.60	1.70	1.80	1.80	1.90	1.90	2.00	2.10	2.10	2.20	2.30	2.30
10 yr PWLB	2.10	2.10	2.20	2.30	2.40	2.40	2.50	2.60	2.60	2.70	2.70	2.80	2.90	2.90	3.00
25 yr PWLB	2.70	2.80	2.90	3.00	3.00	3.10	3.10	3.20	3.20	3.30	3.40	3.50	3.50	3.60	3.60
50 yr PWLB	2.40	2.50	2.60	2.70	2.80	2.90	2.90	3.00	3.00	3.10	3.20	3.30	3.30	3.40	3.40

Link Asset Services undertook its last review of interest rate forecasts on the 7th November after the Monetary Committee change rates on the 2nd November from 0.25% to 0.50%. The question now is whether the MPC will stop at just withdrawing the emergency Bank Rate cut of 0.25% in August 2016, after the result of the EU withdrawal referendum, or whether they will embark on a series of further increases in Bank Rate during 2018.

The overall balance of risks to economic recovery in the UK is currently to the downside but huge variables over the coming few years include just what final form Brexit will take, when finally agreed with the EU, and when.

Downside risks to current forecasts for UK gilt yields and PWLB rates currently include:

- UK economic growth and increases in inflation are weaker than we currently anticipate.
- Weak growth or recession in the UK's main trading partners - the EU and US.
- Geopolitical risks in Europe, the Middle East and Asia, which could lead to increasing safe haven flows.
- A resurgence of the Eurozone sovereign debt crisis.
- Weak capitalisation of some European banks.
- Monetary policy action failing to stimulate sustainable growth and to get inflation up consistently to around monetary policy target levels.

The potential for upside risks to current forecasts for UK gilt yields and PWLB rates, especially for longer term PWLB rates include: -

- The pace and timing of increases in the Fed. Funds Rate causing a fundamental reassessment by investors of the relative risks of holding bonds as opposed to equities and leading to a major flight from bonds to equities.
- UK inflation returning to significantly higher levels causing an increase in the inflation premium inherent to gilt yields.

2.3 Treasury Management Strategy Statement and Annual Investment Strategy update

The Treasury Management Strategy Statement (TMSS) for 2017/18 was approved by this Council on 18th July 2017. There are no policy changes to the TMSS; the details in this report update the position in the light of the updated economic position and budgetary changes already approved.

2.4 The Council's Capital Position (Prudential Indicators)

This part of the report is structured to update:

- The Council's capital expenditure plans;
- Limits to Borrowing Activity,
- Borrowing
- Compliance with the limits in place for borrowing activity.

2.4.1 Prudential Indicator for Capital Expenditure

This table shows the revised estimates for capital expenditure and the changes since the capital programme was agreed at the Budget.

Capital Expenditure by Service	2017/18 Original Estimate £m	Current Position £m	2017/18 Revised Estimate £m
Total Capital Expenditure	£124m	£34.8m	£104.8m

2.4.2 Limits to Borrowing Activity

The first key control over the treasury activity is a prudential indicator to ensure that over the medium term, net borrowing (borrowings less investments) will only be for a capital purpose. Gross external borrowing should not, except in the short term, exceed the total of Capital Finance Requirement (CFR) in the preceding year plus the estimates of any additional CFR for 2017/18 and next two financial years. This allows some flexibility for limited early borrowing for future years.

The Strategic Director Corporate Services reports that no difficulties are envisaged for the current or future years in complying with this prudential indicator.

Below is the Authorised Limit which represents the limit beyond which borrowing is prohibited, and needs to be set and revised by members. It reflects the level of borrowing which, while not desired, could be afforded in the short term, but is not sustainable in the longer term. It is the expected maximum borrowing need with some headroom for unexpected movements. This is the statutory limit determined under section 3 (1) of the Local Government Act 2003.

Authorised limit for external debt	2017/18 Original Indicator £m	Current Position
Borrowing	440	336
Other long term liabilities	240	186
Total	680	522

Given the current historically low interest rates, the reduction in the Council's cash balance and the need to finance the commitments in the capital investment plan it is expected that the Council will need to consider additional borrowing before the end of this financial year.

2.4.3 Borrowing

The Council's capital financing requirement (CFR) for 2017/18 is expected to be slightly above the original forecast of £675m, due to changes in the profiling of spend in a number of capital schemes. The CFR denotes the Council's underlying need to borrow for capital purposes. If the CFR is positive the Council may borrow from the PWLB or the market (external borrowing) or from internal balances on a temporary basis (internal borrowing). The balance of external and internal borrowing is generally driven by market conditions. The Council has borrowings of £336m and last year a decision was made in December to take advantage of low interest rates to borrow against loans maturing in March 2017. Loans to the value of £25.9m was taken out.

It is anticipated that further borrowing be undertaken during this financial year to refinance a loan of £10m maturing in February 2018 and commitments in the capital investment plan.

The graph and table below show the movement in PWLB certainty rates for the first six months of the year to date:

PWLB certainty rates 1 April 2017 to 30 September 2017

	1 Year	5 Year	10 Year	25 Year	50 Year
Low	0.8	1.14	1.78	2.52	2.25
Date	03/05/17	15/06/17	15/06/17	08/09/17	08/09/17
High	1.16	1.62	2.22	2.83	2.57
Date	15/09/17	28/09/17	28/09/17	07/07/17	07/07/17

2.4.4 Debt Rescheduling

Debt rescheduling opportunities have been very limited in the current economic climate given the consequent structure of interest rates, and following the increase in the margin added to gilt yields which has impacted PWLB new borrowing rates since October 2010. No debt rescheduling has therefore been undertaken to date in the current financial year.

2.5 Investment Portfolio, Treasury and Prudential Limits 2017/18

In accordance with the Code, it is the Council's priority to ensure security of capital and liquidity, and to obtain an appropriate level of return which is consistent with the Council's risk appetite. It is a very difficult investment market in terms of earning the level of interest rates commonly seen in previous decades as rates are very low and in line with the current 0.25% Bank Rate. The continuing potential for a re-emergence of a Eurozone sovereign debt crisis, and its impact on banks, prompts a low risk and short term strategy. Given this risk environment, investment returns are likely to remain low.

The Council held £45m of investments as at 30th September 2017 (£49.8m at 31 March 2017) and the investment portfolio yield for the first 6 months of the year is 0.37% against a benchmark of 0.25 %. £8.3m in Euro's is also held in our Euro account in connection with the Waste Disposal Contract.

The Strategic Director Corporate Services confirms that the approved limits within the Annual Investment Strategy and prudential limits were not breached in 2017/18, apart from on the cash investments, where school individual balances for both Lloyds and Barclays were over the set limits.

2.6 Treasury Policies /Issues

2.6.1 Revised CIPFA and DCLG Codes

The Chartered Institute of Public Finance and Accountancy, (CIPFA), and the Department for Communities and Local Government, (DCLG), are currently conducting an exercise to consult local authorities on

- i) CIPFA revising the Treasury Management and Cross Sectoral Guidance Notes, and the Prudential code.
- ii) DCLG revising the Strategic Framework for the Prudential System.

Both CIPFA and DCLG are aiming to issue new guidance in the new year.

A particular focus of this exercise is how to deal with local authority investments which are not treasury type investments e.g. by investing in purchasing property in order to generate income for the authority at a much higher level than can be attained by treasury investments. One recommendation is that local authorities should produce a new report to members to give a high level summary of the overall capital strategy and to enable members to see how the cash resources of the authority have been apportioned between treasury and non treasury investments. Officers are monitoring developments and will report to members when the new codes have been agreed and issued and on the likely impact on this authority.

2.6.2 MIFID II

The EU has now set a deadline of 3 January 2018 for the introduction of regulations under MIFID II. These regulations will govern the relationship that financial institutions conducting lending and borrowing transactions will have with local authorities from that date. This will have little effect on this authority apart from having to fill in forms sent by each institution dealing with this authority and for each type of investment instrument we use apart from for cash deposits with banks and building societies. It will opt the Council up to be classed as a professional investor rather than a retail investor.

3. Other considerations

None

4. Financial and Resources Appraisal

The financial implications are set out in section 2 of this report

5. Risk Management and Governance Issues

The principal risks associated with treasury management are:

Risk: Loss of investments as a result of failure of counterparties

Mitigation: Limiting the types of investment instruments used, setting lending criteria for counterparties, and limiting the extent of exposure to individual counterparties

Risk: Increase in the net financing costs of the authority due to borrowing at high rates of interest.

Mitigation: Planning and undertaking borrowing and lending in light of assessments of future interest rate movements, and by undertaking mostly long term borrowing at fixed rates of interest (to reduce the volatility of capital financing costs).

6. Legal Appraisal

Any relevant legal considerations are set out in the report

7. Other Implications

7.1 Equality & Diversity – no direct implications

7.2 Sustainability implications – no direct implications

7.3 Green house Gas Emissions Impact – no direct implications

7.4 Community safety implications – no direct implications

7.5 Human Rights Act – no direct implications

7.6 Trade Unions – no direct implications

7.7 Ward Implications – no direct implications

8. Not for publications documents – none

9. Options

10. Recommendations

10.1. That the revised report which includes further information on the new regulation on the CIPFA and DCLG codes out for consultation be adopted.

11. Appendices

Prudential and Treasury Indicators as at 30th September 2017

12. Background Documents

Treasury Management Schedules

Treasury Management Practices

Treasury Policy

APPENDIX 1: Prudential and Treasury Indicators as at 30th September 2017

Treasury Indicators	2017/18 Budget £m	(Apr - Sept) Actual £m
Authorised limit for external debt	£680m	£680m
Operational boundary for external debt	£620m	£620m
Gross external debt	£528m	£522m
Upper limit for principal sums invested over 365 days	£20m	£0m

Maturity structure of fixed rate borrowing -	Upper Limit	(Apr-March) Actual
Under 12 months	20%	3%
12 months to 2 years	20%	3%
2 years to 5 years	50%	8%
5 years to 10 years	50%	18%
10 years and above	90%	68%

Prudential Indicators	2017/18 Budget £m	(Apr - Sept) Actual £m
Capital expenditure	£124m	£34m
Capital Financing Requirement (CFR)	£675m	£678m
Ratio of financing costs to net revenue stream	16.2%	16.1%
Incremental impact of capital investment decisions:- a) Increase in council tax (band change) per annum.	0.00	0.00

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Report of the Strategic Director, Corporate Services to the meeting of the Governance and Audit Committee to be held on 30 November 2017.

Subject:

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Code of Corporate Governance

Summary statement:

Corporate Governance comprises the systems and processes, cultures and values by which the Council is directed and controlled and through which it engages with and leads the community.

The Code of Corporate Governance sets out how the Council will meet and demonstrate its commitment to good Corporate Governance.

Stuart McKinnon-Evans
Strategic Director, Corporate Services

SCRUTINY AREA:

Corporate

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Corporate



1. Introduction

Corporate Governance comprises the systems and processes, cultures and values by which the Council is directed and controlled and through which it engages with and leads the community.

Good governance leads to:

- Good management
- Good performance
- Good stewardship of public money
- Good public engagement
- Good outcomes for citizens and service users
- Good ethical conduct

The Code of Corporate Governance sets out how the Council will meet and demonstrate its commitment to good Corporate Governance.

2. Approach to preparing the Code of Corporate Governance

2.1 The Council's corporate governance framework is based upon the guidance jointly issued by SOLACE and CIPFA in their framework document 'Delivering Good Governance in Local Government' and is recommended as best practice. The framework was revised in 2016. This has required Bradford Council's Code to be updated to comply with the new framework.

2.2 The code has been drawn up following CIPFA/SOLACE's seven core principles of -

- Behaving with integrity, demonstrating strong commitment to ethical values, and respecting the rule of law.
- Ensuring openness and comprehensive stakeholder engagement
- Defining outcomes in terms of sustainable economic, social, and environmental benefits
- Determining the interventions necessary to optimise the achievement of the intended outcomes
- Developing the entity's capacity, including the capability of its leadership and the individuals within it
- Managing risks and performance through robust internal control and strong public financial management
- Implementing good practices in transparency, reporting, and audit to deliver effective accountability

2.3 Against each of the principles, the Council must demonstrate its commitment and action to deliver.

2.4 The Council's Code of Corporate Governance is attached at Appendix 1.

2.5 The Council has regularly reported to the Council's Governance and Audit Committee on its compliance with the code to demonstrate how it promotes good governance across the Council. Once the new Code has been approved an

exercise will be completed to map the Councils processes and procedure against the new code.

3. **Financial and Resource Appraisal**

There are no direct financial implications arising from this report.

4. **Risk Management**

Risk management issues are referred to in the report and annual governance statement where appropriate. Risk Management is a core element of the corporate governance framework.

5. **Legal Appraisal**

The review and update of the Council's code of corporate governance is necessary to be consistent with the principles of the CIPFA/SOLACE Framework – 'Delivering Good Governance in Local Government' issued in 2016. This framework is intended to be followed as best practice for developing and maintaining an up to date code of corporate governance. Under the Articles of the Constitution of the Council a function of the Governance and Audit Committee is to maintain an overview of the Council's Corporate Governance Framework.

6. **Other implications**

7. **Equal Rights Implications**

There are no equal rights implications

8. **Sustainability implications**

There are no direct sustainability implications

9. **Community safety implications**

There are no direct community safety implications.

10.. **Human Rights Act**

There are no direct human rights implications.

11. **Trade Union**

There are no direct Trade Union implications.

12. **Greenhouse Gas Emissions Impacts**

None

13. **Ward Implications**

None

14. **Not for publication documents**

None

15. **Recommendations**

15.1 That the Governance and Audit Committee approve the amended and updated Code of Corporate Governance to be adopted by the Council.

15.2 The Governance and Audit Committee note that the amended code will be used to help test the effectiveness of the Council's Governance Arrangements in order to inform the production of the Annual Governance Statement.

15. **Appendices**

Appendix 1- Code of Corporate Governance

16. **Background documents**

None.

Bradford Metropolitan District Council

CODE OF CORPORATE GOVERNANCE

Introduction

Corporate Governance is defined as the system by which organisations are directed and controlled. Governance is about how the Council ensures that it is doing the right things, in the right way, for the right people, in a timely, inclusive, open, honest and accountable manner. It comprises the systems and processes, cultures and values, by which the Council is directed and controlled and through which we engage with, and where appropriate, lead the community.

Good governance is about:

- Good management
- Good performance
- Good stewardship of public money
- Good public engagement
- Good outcomes
- Good ethical conduct

The Council's corporate governance framework is based upon the guidance jointly issued by SOLACE and CIPFA in their framework document 'Delivering Good Governance in Local Government' and is recommended as best practice.

The Code is based upon the following 7 core principles:

- **Behaving with integrity, demonstrating strong commitment to ethical values, and respecting the rule of law.**
- **Ensuring openness and comprehensive stakeholder engagement**
- **Defining outcomes in terms of sustainable economic, social, and environmental benefits**
- **Determining the interventions necessary to optimise the achievement of the intended outcomes**
- **Developing the entity's capacity, including the capability of its leadership and the individuals within it**
- **Managing risks and performance through robust internal control and strong public financial management**
- **Implementing good practices in transparency, reporting, and audit to deliver effective accountability**

Each of these principles is an important part of Bradford Council's Corporate Governance arrangements. This statement describes how the Council will meet and demonstrate its commitment to good Corporate Governance.

A. Behaving with integrity, demonstrating strong commitment to ethical values, and respecting the rule of law

Bradford Council is accountable for how much it spends, and for how we use the resources under our stewardship. This includes accountability for outputs, both positive and negative, and for the outcomes we have achieved. In addition, the Council has an overarching responsibility to serve the public interest in adhering to the requirements of legislation and government policies. It is essential that, as a whole, we can demonstrate the

APPENDIX 1

appropriateness of all our actions across all activities and have mechanisms in place to encourage and enforce adherence to ethical values and to respect the rule of law.

Behaving with integrity: the Council will -

- Ensure that members and officers behave with integrity and lead a culture where acting in the public interest is visibly and consistently demonstrated thereby protecting the reputation of the organisation
- Ensure that members take the lead in establishing specific standard operating principles or values for the organisation and its staff and that they are communicated and understood. These should build on the Seven Principles of Public Life (the Nolan Principles)
- Lead by example, using the above standard operating principles or values as a framework for decision making and other actions
- Demonstrate, communicate and embed the standard operating principles or values through appropriate policies and processes which are reviewed on a regular basis to ensure that they are operating effectively

Demonstrating strong commitment to ethical values: the Council will -

- Seek to establish, monitor and maintain the organisation's ethical standards and performance
- Underpin personal behaviour with ethical values and ensure they permeate all aspects of the organisation's culture and operation
- Develop and maintain robust policies and procedures which place emphasis on agreed ethical values
- Ensure that external providers are required to act with integrity and in compliance with ethical standards.

Respecting the rule of law: the Council will -

- Ensure that members and staff demonstrate a strong commitment to the rule of the law as well as adhere to relevant laws and regulations
- Create the conditions to ensure that the statutory officers, other key post holders, and members, are able to fulfil their responsibilities in accordance with legislative and regulatory requirements
- Strive to optimise the use of the full powers available to us for the benefit of citizens, communities and other stakeholders
- Deal with breaches of legal and regulatory provisions effectively
- Ensure that corruption and misuse of power are dealt with effectively

B. Ensuring openness and comprehensive stakeholder engagement

Bradford Council is run for the public good, and we want genuine openness in our activities. We will seek to establish clear, trusted channels of communication and consultation. We want to engage effectively with all groups of stakeholders, such as individual citizens and service users, as well as institutional stakeholders.

Openness: the Council will -

- Ensure an open culture through demonstrating, documenting and communicating the Council's organisation's commitment to openness
- Make decisions that are open about actions, plans, resource use, forecasts, outputs and outcomes. The presumption is for openness. If that is not the case the Council will seek to provide a justification for the reasoning for keeping a decision confidential

APPENDIX 1

- Provide clear reasoning and evidence for decisions in both public records and explanations to stakeholders, being explicit about the criteria, rationale and considerations used.
- Ensure that the impact and consequences of those decisions are clear
- Use formal and informal consultation and engagement to determine the most appropriate and effective interventions/ courses of action

Engaging comprehensively with institutional stakeholders: the Council will -

- Engage effectively with institutional stakeholders to ensure that the purpose, objectives and intended outcomes for each stakeholder relationship are clear so that outcomes are achieved successfully and sustainably.
- Develop formal and informal partnerships to allow for resources to be used more efficiently and outcomes achieved more effectively
- Ensure that partnerships are based on:
 - trust
 - a shared commitment to change
 - a culture that promotes and accepts challenge among partners and that the added value of partnership working is explicit

Engaging effectively with individual citizens and service users: the Council will -

- Establish a clear policy on the type of issues on which we will consult meaningfully with or involve communities, individual citizens, service users and other stakeholders to ensure that service (or other) provision is contributing towards the achievement of intended outcomes
- Ensure that communication methods are effective and that members and officers are clear about their roles with regard to community engagement
- Encourage, collect and evaluate the views and experiences of communities, citizens, service users and organisations of different backgrounds including reference to future needs
- Implement effective feedback mechanisms in order to demonstrate how views have been taken into account
- Balance feedback from more active stakeholder groups with other stakeholder groups to ensure inclusivity
- Take account of the impact of decisions on future generations of tax payers and service users

C. Defining outcomes in terms of sustainable economic, social, and environmental benefits

The long-term nature and impact of many of our responsibilities mean that we should define and plan outcomes and that these should be sustainable. Decisions should further the Council's purpose, contribute to intended benefits and outcomes, and remain within the limits of authority and resources. Input from our stakeholders, including citizens, service users, and institutional stakeholders, is vital to the success of this process and in balancing competing demands when determining priorities for the finite resources available.

Defining outcomes: the Council will -

- Have a clear vision, which is an agreed formal statement of our purpose and intended outcomes containing appropriate performance indicators, which provides the basis for our overall strategy, planning and other decisions

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- Specify the intended impact on, or changes for our stakeholders including citizens and service users.
- Deliver defined outcomes on a sustainable basis within the resources that will be available
- Identify and manage risks to the achievement of outcomes
- Manage service users' expectations effectively with regard to determining priorities and making the best use of the resources available

Sustainable economic, social and environmental benefits: the Council will -

- Consider and balance the combined economic, social and environmental impact of policies and plans when taking decisions about service provision
- Take a longer-term view with regard to decision making, taking account of risk and acting transparently where there are potential conflicts between the intended outcomes and short-term factors such as the political cycle or financial constraints
- Determine the wider public interest associated with balancing conflicting interests between achieving the various economic, social and environmental benefits, through consultation where possible, in order to ensure appropriate trade-offs.
- Ensure fair access to services

D. Determining the interventions necessary to optimise the achievement of the intended outcomes

The Council must achieve its intended outcomes by providing a mixture of legal, regulatory, and practical interventions (courses of action). Determining the right mix of these courses of action is a critically important strategic choice the Council has to make to ensure intended outcomes are achieved. We need robust decision-making mechanisms to ensure that our defined outcomes can be achieved in a way that provides the best trade-off between the various types of resource inputs while still enabling effective and efficient operations. Decisions made need to be reviewed frequently to ensure that achievement of outcomes is optimised.

Determining interventions: the Council will -

- Ensure decision makers receive objective and rigorous analysis of a variety of options indicating how intended outcomes would be achieved and associated risks. Therefore ensuring best value is achieved however services are provided
- Consider feedback from citizens and service users when making decisions about service improvements or where services are no longer required in order to prioritise competing demands within limited resources available including people, skills, land and assets and bearing in mind future impacts

Planning interventions: the Council will -

- Establish and implement robust planning and control cycles that cover strategic and operational plans, priorities and targets
- Engage with internal and external stakeholders in determining how services and other courses of action should be planned and delivered
- Consider and monitor risks facing each partner when working collaboratively, including shared risks
- Ensure arrangements are flexible and agile so that the mechanisms for delivering goods and services can be adapted to changing circumstances

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- Establish appropriate key performance indicators (KPIs) as part of the planning process in order to identify how the performance of services and projects is to be measured
- Ensure capacity exists to generate the information required to review service quality regularly
- Prepare budgets in accordance with objectives, strategies and the medium term financial plan
- Inform medium and long term resource planning by drawing up realistic estimates of revenue and capital expenditure aimed at developing a sustainable funding strategy

Optimising achievement of intended outcomes: the Council will -

- Ensure that the medium term financial strategy integrates and balances service priorities, affordability and other resource constraints
- Ensure that the budgeting process is all-inclusive, taking into account the full cost of operations over the medium and longer term
- Ensure that the medium term financial strategy sets the context for decisions on significant delivery issues or responses to changes in the external environment that may arise during the budgetary period in order for outcomes to be achieved while optimising resource usage
- Ensure the achievement of 'social value' through service planning and commissioning

E. Developing the Council's capacity, including the capability of its leadership and the individuals within it

The Council needs appropriate structures and leadership, as well as people with the right skills, appropriate qualifications and mindset, to operate efficiently and effectively and achieve intended outcomes within the specified periods. We must ensure that we have both the capacity to fulfil our own mandate and to make certain that there are policies in place to guarantee that our management has the operational capacity for the Council as a whole. Because both individuals and the environment in which an organisation operates will change over time, there will be a continuous need to develop our capacity as well as the skills and experience of individual staff members. The Council's Leadership is strengthened by the participation of people with many different types of backgrounds, reflecting the structure and diversity of our community

Developing the entity's capacity: the Council will -

- Review operations, performance and use of assets on a regular basis to ensure their continuing effectiveness
- Improve use of resources through appropriate application of techniques such as benchmarking and other options in order to determine how resources are allocated so that defined outcomes are achieved effectively and efficiently
- Recognise the benefits of partnerships and collaborative working where added value can be achieved
- Develop and maintain an effective workforce plan to enhance the strategic allocation of resources

Developing the capability of the entity's leadership and other individuals: the Council will -

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- Develop protocols to ensure that elected and appointed leaders negotiate with each other regarding their respective roles early on in the relationship and that a shared understanding of roles and objectives is maintained
- Publish a statement that specifies the types of decisions that are delegated and those reserved for the collective decision making of the governing body
- Ensure that the leader and the chief executive have clearly defined and distinctive leadership roles within a structure whereby the chief executive leads in implementing strategy and managing the delivery of services and other outputs set by members and each provides a check and a balance for each other's authority
- Develop the capabilities of members and senior management to achieve effective leadership and to enable the organisation to respond successfully to changing legal and policy demands as well as economic, political and environmental changes and risks by:
 - Ensuring members and staff have access to appropriate induction tailored to their role and that ongoing training and development matching individual and organisational requirements is available and encouraged
 - Ensuring members and officers have the appropriate skills, knowledge, resources and support to fulfil their roles and responsibilities and ensuring that they are able to update their knowledge on a continuing basis
 - Ensure personal, organisational and system-wide development through shared learning, including lessons learnt from governance weaknesses both internal and external
 - Ensure that there are structures in place to encourage public participation
 - Take steps to consider the leadership's own effectiveness, ensuring leaders are open to constructive feedback from peer review and inspections
 - Hold staff to account through regular performance reviews which take account of training or development needs
 - Ensure arrangements are in place to maintain the health and wellbeing of the workforce and support individuals in maintaining their own physical and mental wellbeing

F. Managing risks and performance through robust internal control and strong public financial management

The Council must sustain, an effective performance management system that facilitates effective and efficient delivery of planned services. Risk management and internal control are important and integral parts of a performance management system and are crucial to the achievement of outcomes. Risk will be considered and addressed as part of all decision making activities. A strong system of financial management is essential for the implementation of policies and the achievement of intended outcomes, as it will enforce financial discipline, strategic allocation of resources, efficient service delivery and accountability. It is also essential that a culture and structure for scrutiny are in place as a key part of accountable decision making, policy making and review. A positive working culture that accepts, promotes and encourages constructive challenge is critical to successful scrutiny and successful service delivery. Importantly, this culture does not happen automatically, it requires repeated public commitment from those in authority.

Managing risk: the Council will -

- Recognise that risk management is an integral part of all activities and must be considered in all aspects of decision making
- Implement robust and integrated risk management arrangements, ensuring that they are working effectively

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- Ensure that responsibilities for managing individual risks are clearly allocated

Managing performance: the Council will -

- Monitor service delivery effectively including planning, specification, execution and independent post implementation review
- Make decisions based on relevant, clear objective analysis and advice pointing out the implications and risks inherent in the organisation's financial, social and environmental position and outlook
- Ensure an effective scrutiny or oversight function is in place which provides constructive challenge and debate on policies and objectives before, during and after decisions are made thereby enhancing the Council's performance.
- Provide members and senior management with regular reports on service delivery plans and on progress towards outcome achievement
- Ensure there is consistency between specification stages (such as budgets) and post implementation reporting (eg financial statements)

Robust internal control: the Council will -

- Align the risk management strategy and policies on internal control with achieving objectives
- Evaluate and monitor risk management and internal control on a regular basis
- Ensure effective counter fraud and anti-corruption arrangements are in place
- Ensure additional assurance on the overall adequacy and effectiveness of the framework of governance, risk management and control is provided by the internal auditor
- Ensure an audit committee or equivalent group/ function, which is independent of the executive and accountable to the governing body, provides a further source of effective assurance regarding arrangements for managing risk and maintaining an effective control environment and that its recommendations are listened to and acted upon

Managing data: the Council will -

- Ensure effective arrangements are in place for the safe collection, storage, use and sharing of data, including processes to safeguard personal data
- Ensure effective arrangements are in place and operating effectively when sharing data with other bodies
- Regularly review and audit the quality and accuracy of data used in decision making and performance monitoring

Strong public financial management: the Council will -

- Ensure financial management supports both long term achievement of outcomes and short-term financial and operational performance
- Ensure well-developed financial management is integrated at all levels of planning and control, including management of financial risks and controls

G. Implementing good practices in transparency, reporting, and audit to deliver effective accountability

Accountability is about ensuring that those making decisions and delivering services are answerable for them. Effective accountability is concerned not only with reporting on actions completed, but also ensuring that stakeholders are able to understand and respond as the Council plans and carries out its activities in a transparent manner. Both external and internal audit contribute to effective accountability.

Implementing good practice in transparency: the Council will -

- Prepare reports for the public and other stakeholders in a fair, balanced and understandable style appropriate to the intended audience and ensuring that they are easy to access and interrogate
- Strike a balance between providing the right amount of information to satisfy transparency demands and enhance public scrutiny while not being too onerous to provide and for users to understand

Implementing good practices in reporting: the Council will -

- Report at least annually on performance, value for money and stewardship of resources to stakeholders in a timely and understandable way
- Ensure members and senior management own the results reported
- Ensure robust arrangements for assessing the extent to which the principles contained in this Framework have been applied and publish the results of this assessment, including an action plan for improvement and evidence to demonstrate good governance (the annual governance statement)
- Ensure that this Framework is applied to jointly managed or shared service organisations as appropriate
- Ensure the performance information that accompanies the financial statements is prepared on a consistent and timely basis and that the statements allow for comparison with other, similar organisations

Assurance and effective accountability: the Council will -

- Ensure that recommendations for corrective action made by external audit are acted upon
- Ensure an effective internal audit service with direct access to members is in place, providing assurance with regard to governance arrangements and that recommendations are acted upon
- Welcome peer challenge, reviews and inspections from regulatory bodies and implement recommendations
- Gain assurance on risks associated with delivering services through third parties and ensure that this is evidenced in the annual governance statement
- Ensure that when working in partnership, arrangements for accountability are clear and the need for wider public accountability has been recognised and met

MONITORING AND REVIEW

The Council has two Committees that are responsible for monitoring and reviewing the Council's Corporate Governance arrangements.

The Governance and Audit Committee is responsible for the Council's arrangements relating to:

- maintaining an overview of the Council's Corporate Governance Framework, Constitution and the partnership arrangements
- approving the Council's Statement of Accounts including the Annual Governance Statement
- approving the annual Internal Audit plan and receiving the Internal Audit Annual Report and monitoring statements throughout the year
- receiving matters of a financial nature referred by External Audit
- reviewing the adequacy of all governance arrangements
- considering the effectiveness of the risk management arrangements within the internal control environment.

The Standards Committee has responsibility for the Council's ethical framework, in particular ensuring high standards of conduct of members and reviewing relevant protocols.

- advising the Council on the adoption or revision of the Members' code of conduct. and assisting members in observing the code
- monitoring the operation of the Members' code of conduct.
- Advising, training, or arranging to train Members of Council, voting co-opted members of Committees and Panels, independent members of the Standards Committee and church and parent governors representatives on matters relating to Members' code of conduct.
- Dealing with any reports from a case tribunal or interim case tribunal ,and any report from the Monitoring Officer on any matter which is referred by an Ethical Standards Officer to the Monitoring Officer.
- Dealing with individual's cases of alleged breaches of the Code
- Dealing with complaints about an alleged failure by Members of Council

Through these Committees the Council will ensure that these arrangements are kept under continual review by:

- the work of Internal Audit
- reports prepared by managers with responsibility for aspects of this code including the Annual Governance Statement and its monitoring
- external audit opinion including their reports
- other review agencies and inspectorates
- opinion from the Council's statutory officers.

The Annual Governance Statement

Each year the Council will publish an Annual Governance Statement. This will provide an overall review of the effectiveness of the Council's governance framework and arrangements including the system of internal control and an appraisal of the key controls in place to manage the Council's principal governance

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risks. It will examine evidence supporting compliance with the principles of the Code. The statement will also report significant governance issues arising in areas where the review has identified that further improvements need to be made.